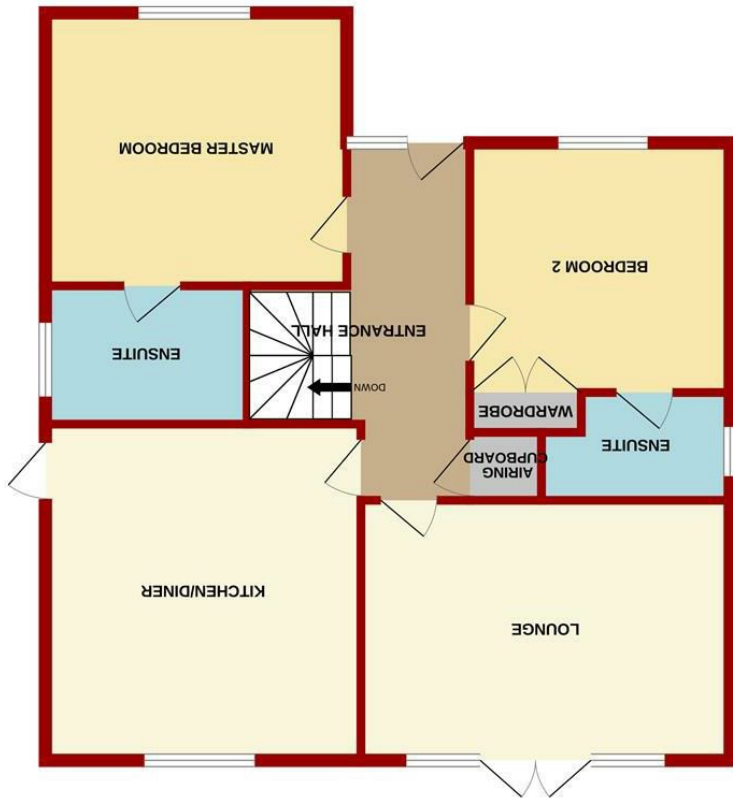


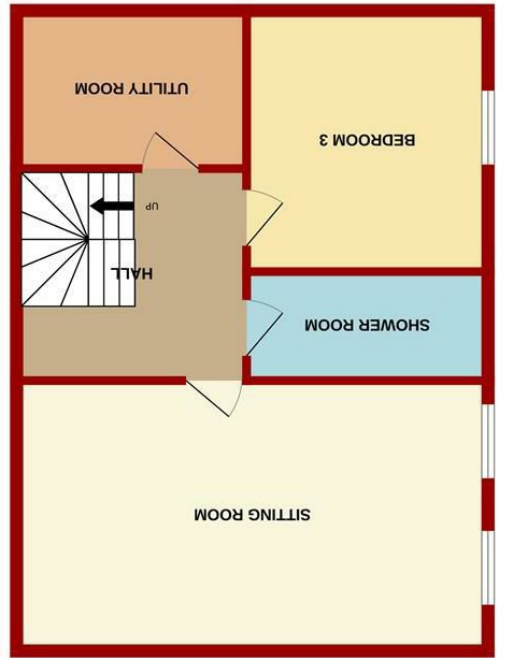
MISREPRESENTATION DISCLAIMER

| Energy Efficiency Rating | England & Wales | EU Directive 2002/91/EC |
|---------------------------|---------------------------|----------------------------|
| Very Energy Efficient (A) | Very Energy Efficient (A) | Very Energy Efficient (A) |
| Energy Efficient (B) | Energy Efficient (B) | Energy Efficient (B) |
| Decent (C) | Decent (C) | Decent (C) |
| Below Decent (D) | Below Decent (D) | Below Decent (D) |
| Below Minimum (E) | Below Minimum (E) | Below Minimum (E) |
| Very Poor (F) | Very Poor (F) | Very Poor (F) |
| Very Poor (G) | Very Poor (G) | Very Poor (G) |

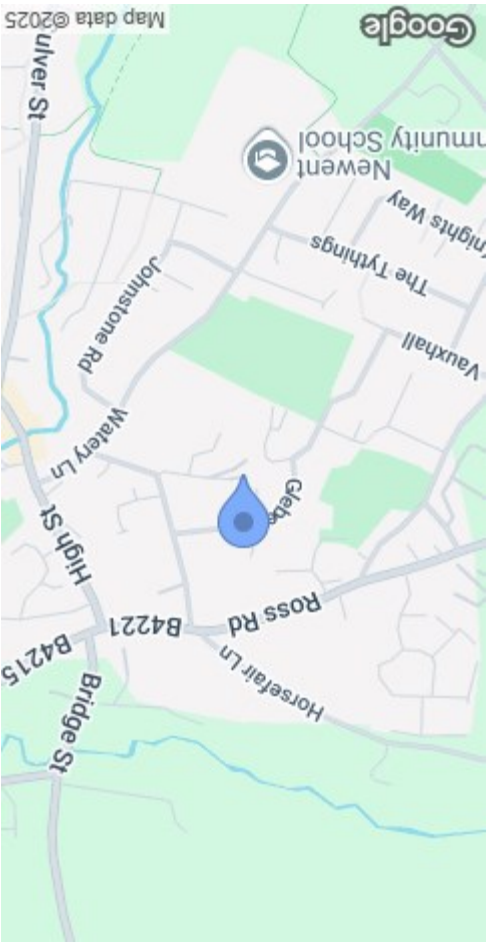
TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



LOWER GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



The Hide Away Holts Road

Newent GL18 1BT

Guide Price £399,950

SPACIOUS SPLIT LEVEL DETACHED BUNGALOW offering TWO EN SUITE BEDROOMS, TWO FURTHER BEDROOMS/RECEPTION ROOMS, LARGE LOUNGE and KITCHEN/DINER, PRIVATE ENCLOSED GARDENS, CLOSE ACCESS to LOCAL AMENITIES all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed via a UPVC front door with frosted side panels into:

ENTRANCE HALLWAY
Engineered oak flooring, stairs leading down, wall light fittings, telephone point, thermostat control, door to cupboard.

LOUNGE
16'5 x 11'7 (5.00m x 3.53m)
Engineered oak flooring, underfloor heating, tv point, dimmer switch lighting, inset spot lighting, wall light fittings, rear aspect full height windows with double opening french doors (with exterior retractable awning) to patio and gardens enjoying complete privacy.

KITCHEN/DINING ROOM
15' x 14' (4.57m x 4.27m)
Kitchen comprises a range of base and wall mounted units, laminated worktops and tiled splashbacks, Leisure five ring range oven with halogen and gas top, extractor fan, integrated appliances to include fridge and freezer, built in wine rack, thermostat control, inset spot lighting, rear aspect window, half glazed upvc door to the side aspect.

MASTER BEDROOM
13'4 x 12'2 (4.06m x 3.71m)
Engineered oak flooring, underfloor heating, built in chest of drawers and triple wardrobe, thermostat control, central ceiling light and fan, front aspect window.

WET ROOM
8'4 x 4'9 (2.54m x 1.45m)
Overhead detachable shower, tiled panelled bath with central mixer tap, vanity wash hand basin with mixer tap, cupboards above and below, wc, inset spot lighting, extractor fan, side aspect frosted window.

BEDROOM 2
11'8 x 11'1 (3.56m x 3.38m)
Engineered oak flooring, additional built in wardrobes, thermostat control, front aspect window.

SHOWER ROOM
8'4 x 4'9 (2.54m x 1.45m)
Walk in shower cubicle with inset detectable shower accessed via a concertina glazed screen, engineered oak flooring, wc, wash hand basin, extractor fan, spot lighting, side aspect frosted window.

FROM THE ENTRANCE HALLWAY, A TURNING OAK STAIRCASE LEADS TO THE LOWER GROUND FLOOR:

HALLWAY
Double radiator, thermostat controls, wall light fittings.

SITTING ROOM
21'2 x 12'05 (6.45m x 3.78m)
Wall light fittings, two frosted windows, double radiator and single radiator, alcove with a study area.

BEDROOM 3
11'7 x 11' (3.53m x 3.35m)
Double radiator, tv point, side aspect frosted window.

UTILITY ROOM
9'8 x 7'7 (2.95m x 2.31m)
Base mounted units with laminated worktops and tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, further built in fridge and freezer, single radiator, extractor fan, thermostat control.

SHOWER ROOM
10'8 x 4'8 (3.25m x 1.42m)
Built in shower system accessed via a concertina glazed screen with shower seat and all over body jets, detachable shower, steam system, built in wc, vanity wash hand basin, mixer tap, cupboard below, built in cupboards, spot lighting, extractor fan, single radiator.

OUTSIDE
The property is approached from the top of Holts Road via a private driveway which in turn leads to a parking and turning area suitable for the parking of 2/3 cars. Gated side access to both sides of the property lead into the rear gardens, outside light.

The rear gardens are designed for low maintenance with patio/seating areas, lawned areas, raised borders planted with shrubs and bushes, outside power points and lighting, water tap, all enclosed by wood panelled fencing offering complete privacy.

SERVICES
Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent office proceed along the High Street turning left into Watery Lane, taking the first right into Holts Road, continue along this road bearing left where the property can be located at the top as marked with a for sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.