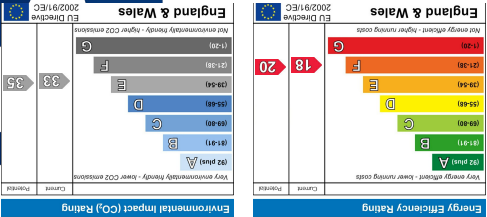


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



Map data @2025



1 Somerville Cottages

Pool Hill, Newent GL18 1LL

Guide Price £342,500

A BIJOU TWO BEDROOM SEMI DETACHED CHARACTER COTTAGE which has been EXTENDED and SYMPATHETICALLY RENOVATED to provide CONTEMPORARY LIVING yet still making the most of the ORIGINAL CHARACTER FEATURES, OUTDOOR ENTERTAINING AREA and LARGE ENCLOSED REAR GARDENS OFFERING GREAT LEVELS OF PRIVACY, PRESENTED TO A HIGH STANDARD THROUGHOUT.

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.



Enter the property via double glazed front door into:

LOUNGE

13'00 x 11'02 (3.96m x 3.40m)

Beautiful original open fire with inset cast iron log burner on stone hearth, brick mantle over, solid oak flooring, radiator, inset ceiling spot lights, stairs leading to the first floor, front aspect windows. Door to:

INNER HALLWAY

Slate tiled floor, radiator, inset ceiling spot lights, spot lighting, consumer unit, side aspect window. Door into:

SHOWER ROOM

Walk-in double shower cubicle with Mira electric shower, inset WC and wash hand basin with mixer tap and cupboard below, extractor fan, spotlighting, chrome heated towel rail.

KITCHEN

10'09 x 8'03 (3.28m x 2.51m)
Range of base and wall mounted units with laminated worktops and splashbacks, integrated electric oven with four ring hob and splashback with extractor fan over, plumbing for washing machine, integrated NEFF dishwasher, space for American fridge / freezer, inset spotlighting, infra red heater, kick heater, half glazed side door to the driveway. Opening through to:

DINING / SUN ROOM

11'01 x 9'03 (3.38m x 2.82m)
Laminate flooring, infra red heater, glass roof, side and rear aspect windows and double opening French doors to the gardens.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Spotlighting.

BEDROOM 1

13'03 x 8'00 (4.04m x 2.44m)
Over the stairs wardrobe recess, panelled radiator, thermostat control, spotlighting, front aspect window.

BEDROOM 2

10'02 x 9'02 (3.10m x 2.79m)
Radiator, spotlighting, rear aspect window offering pleasant countryside views.

OUTSIDE

To the front of the property, there is a gravelled off road parking area suitable for the parking two / three vehicles, recessed well, bin storage area and a wooden built garden shed. A gated pedestrian access leads to the gardens which briefly comprise of a purple slate seating area, outdoor bar area with fitted units, power and lighting. This continues through to a covered hot tub area with changing room and a heated towel rail. Beyond the purple slate area, there is a large area of lawns which are enclosed by wood panelled fencing and back on to open fields and countryside.

SERVICES

Mains electricity, water and drainage. Electric heating.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 our office in Newent, proceed to the traffic lights going straight over towards Dymock. Take the first right hand turning on to Tewkesbury Road, and then the first left hand turning on to Redmarley Road. Proceed along here, taking the left hand turning sign posted Pool Hill. Follow this road along, passing the school on your right hand side, where the property can be located a few hundred yards along on the right hand side.

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.

