



Newland House Northwood Green
Westbury-on-Severn GL14 1NB



STEVE GOOCH
ESTATE AGENTS | EST 1985

Newland House Northwood Green

Westbury-on-Severn GL14 1NB

£625,000

Situated in a POPULAR VILLAGE LOCATION is this SPACIOUS AND EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME set in a LARGE PLOT APPROACHING 1/4 OF AN ACRE offering PRIVACY and WELL PRESENTED ACCOMMODATION with EN-SUITE TO MASTER BEDROOM, GOOD LIVING SPACE and GARDEN CABIN ideal for ENTERTAINING/HOME OFFICE.

The property is situated in Northwood Green which has a village hall, church and is only a short distance away from Westbury-on-Severn which is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a church, junior school, doctor and dental surgeries, sports clubs, childrens recreational clubs and a bus service to Gloucester where many comprehensive facilities can be found and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.



ENTRANCE HALL

Via double glazed front door, stairs to the first floor, under stairs storage area, double radiator, thermostat controls.

LOUNGE

15'00 x 11'09 (4.57m x 3.58m)

Exposed brick open fireplace, polished engineered wood flooring, front aspect window. Sliding doors to:

FAMILY/SUN ROOM

19'06 x 11'09 (5.94m x 3.58m)

Side and rear aspect windows, double opening french doors to the gardens.

STUDY

9'03 x 8'02 (2.82m x 2.49m)

Rear aspect window.

DINING/FAMILY ROOM

12'03 x 12'02 (3.73m x 3.71m)

Front aspect bay window. Opening through to:

KITCHEN/BREAKFAST ROOM

10'08 x 10'09 (3.25m x 3.28m)

Modern fitted kitchen with a range of base and wall mounted units, wooden worktop, tiled splashback, one and a half bowl Belfast sink, integrated appliances to include tall larder fridge and freezer, dishwasher, Cuisinmaster Range Cooker with five ring gas hob, dishwasher, six seater breakfast bar area, tiled flooring, inset spotlighting, rear aspect window. Door to:

UTILITY ROOM

10'09 x 8'07 (3.28m x 2.62m)

Laundry cupboard with plumbing for washing machine, space for tumble dryer, personal door to garage, base and wall mounted units. To one corner is a:

SHOWER ROOM

5'02 x 4'03 (1.57m x 1.30m)

Corner shower cubicle with inset overhead detachable shower, wash hand basin with mixer tap, cupboard below, w.c., tiled flooring, heated towel, rear aspect window.





INTEGRATED GARAGE

17'08 x 9'03 (5.38m x 2.82m)

Via up and over door, LPG fired entral heating and domestic hot water boiler, power and lighting, mezzanine storage level.

FROM THE ENTRANCE HALL. STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space via pull down loft ladder, double doors to airing cupboard with slatted shelving, storage and radiator.

MASTER BEDROOM

14'02 x 9'05 (4.32m x 2.87m)

Additional full width built-in wardrobes via sliding doors, front aspect window with elevated views. Door to:

EN-SUITE SHOWER ROOM

7'09 x 5'08 (2.36m x 1.73m)

Corner shower cubicle with inset overhead detachable shower, wc, wash hand basin, fully tiled floor and walls, chrome heated towel rail, front aspect frosted window.

BEDROOM 2

11'04 x 10'09 (3.45m x 3.28m)

Engineered wood flooring, rear aspect window offering lovely elevated views towards May Hill.

BEDROOM 3

12'03 x 12'02 (3.73m x 3.71m)

Engineered wood flooring, front aspect window offering lovely elevated views towards May Hill.

BEDROOM 4

11'09 x 9'05 (3.58m x 2.87m)

Rear aspect window offering lovely elevated views towards May Hill.

FAMILY BATHROOM

9'03 x 8'02 (2.82m x 2.49m)

Modern suite comprising corner shower cubicle with inset overhead detachable hand shower, bath with shower mixer taps, built-in wc, vanity wash hand basin with mixer tap and cupboards below, fully tiled floor and walls, chrome heated towel rail, spotlighting, extractor fan, two rear aspect frosted windows.



OUTSIDE

There is a five bar gate giving access to a driveway and turning area with **PARKING FOR SEVERAL VEHICLES**. The front garden is laid to lawn and enclosed by fencing and mature Laurel hedging. There is canopy area by the front door, outside lighting and gated access to either side to the rear garden.

The rear garden has a covered patio/seating area, outside lighting, tap and power point; lawned areas, outside seating and firepit area, fruit trees, enclosed by mature laurel hedging and fencing.

GARDEN CABIN

18'05 x 12'01 (5.61m x 3.68m)

Wooden construction with double glazed windows to the side and front, power and lighting, USB power points, vaulted ceiling. French doors to the front give access to a gravelled area partly covered by an open canopy.

SERVICES

Mains water, electricity and drainage. LPG 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: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.





VIEWING

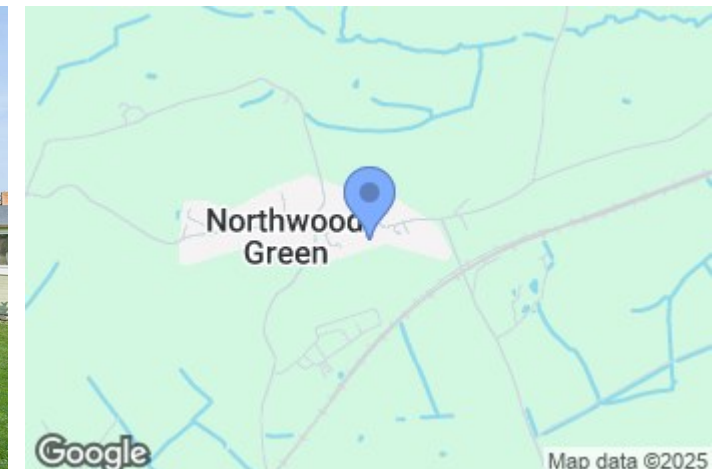
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent office, proceed out and along Culver Street until reaching the village of Huntley. Turn right onto the A40 towards Ross on Wye taking the first left onto the A4136 towards Mitcheldean. Proceed along this road for a short distance turning left signposted to Blaisdon, continue along turning left at the t-junction towards Westbury on Severn, then left again towards Northwood Green. On entering Northwood Green, the property can be found on the left hand side as marked by our 'For Sale' board.

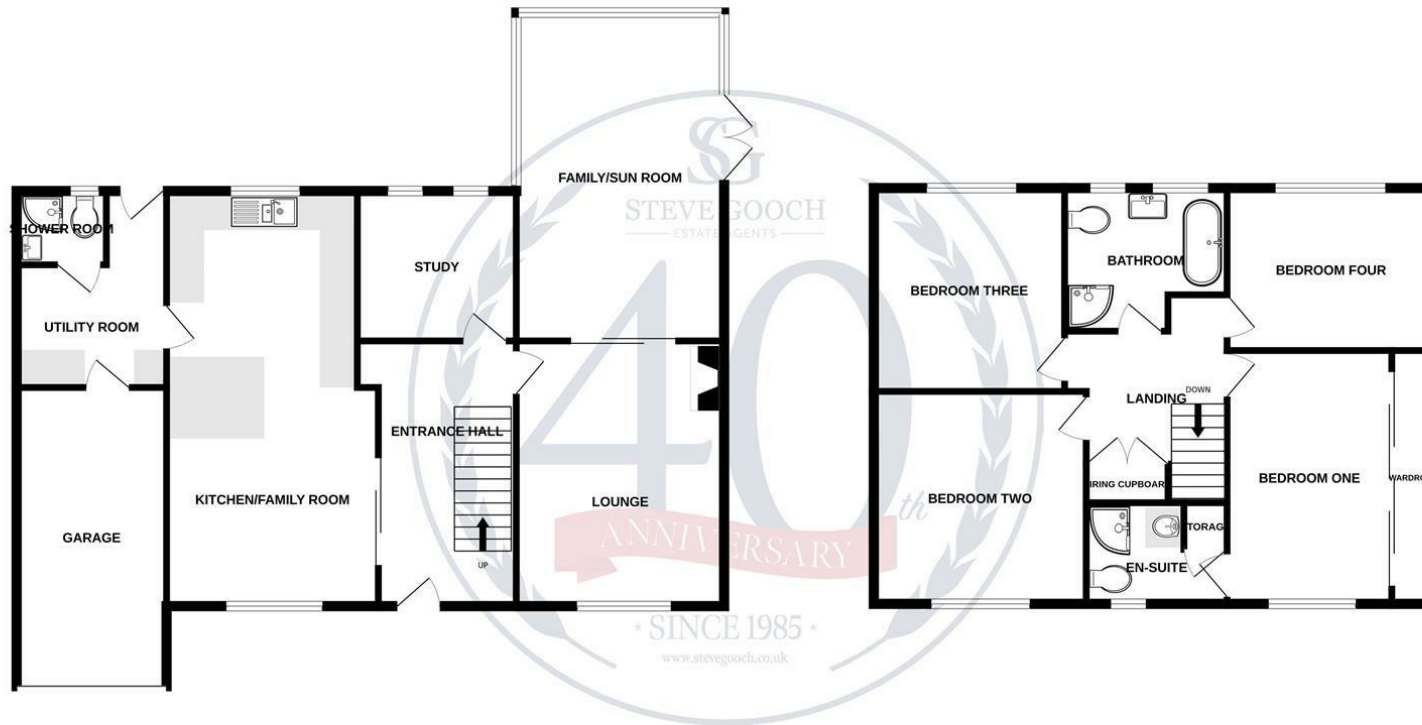
PROPERTY SURVEYS

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



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



VLAND HOUSE, NORTHWOOD GREEN, WESTBURY-ON-SEVERN, GLOUCESTERSHIRE, GL14

TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		40	58
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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