



Llanwarne Perricks Close, Northwood Green
Westbury-On-Severn GL14 1NB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Westbury-On-Severn GL14 1NB

£560,000

LLANWARNE is a BEAUTIFULLY PRESENTED, SPACIOUS and VERSATILE FOUR / FIVE BEDROOM DETACHED FAMILY HOME with OPEN PLAN KITCHEN / DINING ROOM, CONSERVATORY, situated in a SOUGHT AFTER RURAL LOCATION with LOVELY WESTERLY FACING REAR GARDEN and a FANTASTIC OUTLOOK TO THE REAR OVER SURROUNDING COUNTRYSIDE.

The property is situated in Northwood Green which has a village hall, church and public house 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.

The property is accessed via a glazed wooden door with side panel into:



ENTRANCE PORCH

Lighting, part glazed wooden door with wooden side panel into:

ENTRANCE HALL

Radiator, telephone point, power points. Wooden door into:

KITCHEN / DINING ROOM

20'8 x 10'9 (6.30m x 3.28m)

Newly fitted to comprise a range of base, wall and drawer mounted units, one and half bowl single drainer sink unit with mixer tap over, integrated dishwasher, space for large fridge / freezer, breakfast bar with seating, space for table and chairs, radiator, inset ceiling lights, wooden flooring, two rear aspect UPVC double glazed windows.

Door gives access to the side and into the carport.

LOUNGE

22' max x 11'8 max (6.71m max x 3.56m max)

Fireplace housing multi-fuel woodburner with wooden mantle over, radiators, power points, television point, coving, front and side aspect upvc double glazed windows overlooking the rear garden having views over the surrounding countryside. Sliding aluminium doors into:

CONSERVATORY

11'9 x 11'4 (3.58m x 3.45m)

Brick base and upvc construction, power points, tiled flooring, windows overlooking the garden having views of the surrounding countryside. Double upvc doors to rear garden.

OFFICE/STUDY

7'9 x 7'6 (2.36m x 2.29m)

Radiator, power points, front aspect upvc double glazed window.

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, tiled splashback, radiator, side aspect frosted window.

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





LANDING

Split level staircase, access to loft space, power point, door to airing cupboard with slatted shelving and hot water tank, front aspect window.

MASTER BEDROOM

13'5 max x 10'1 max (4.09m max x 3.07m max)

Radiator, power points, wardrobes accessed via sliding doors with shelving, rear aspect upvc double glazed window offering stunning views over surrounding countryside.

EN SUITE

Low level wc, pedestal wash hand basin, shower cubicle with shower over, fully tiled walls, radiator.

BEDROOM 2

13'4 x 9'9 (4.06m x 2.97m)

Radiator, power points, rear aspect upvc double glazed window having lovely views.

BEDROOM 3

11'8 x 8'4 (3.56m x 2.54m)

Radiator, power points, side aspect upvc double glazed window having lovely views.

BEDROOM 4

10' x 7' (3.05m x 2.13m)

Radiator, power points, double wooden doors giving access to storage cupboard with shelving, rear aspect upvc double glazed window having lovely views over surrounding fields and countryside.

BEDROOM 5 / NURSERY

7'9 x 4'5 (2.36m x 1.35m)

Lighting, front aspect window.

FAMILY BATHROOM

7'10 x 6'5 (2.39m x 1.96m)

Newly fitted to comprise large bath, close coupled WC, vanity wash hand basin with cupboards below, separate storage unit, partly tiled walls, tiled flooring.

OUTSIDE

A tarmac driveway suitable for the off road parking of three/four vehicles which in turn leads to:

GARAGE

17'3 x 9'7 (5.26m x 2.92m)

Via up and over door, power and lighting.

To the side of the garage there is an open carport having a personal door to kitchen and utility room, a pathway leads to the front door, lawned area to the front.

UTILITY ROOM

Sink unit with mixer taps over, cupboards and drawer below, partly tiled walls, plumbing for washing machine, floor mounted Worcester oil fired boiler, rear aspect window.

A door from the carport leads into the westerly facing rear garden, access can be gained also from the left hand side, very well maintained lawns, flower borders, trees, bushes and shrubs, garden shed, oil tank, patio, various seating areas, enclosed by fencing and hedging offering lovely views over the surrounding countryside.

SERVICES

Mains water, mains drainage, oil and mains electricity.

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 advised.

LOCAL AUTHORITY

Council Tax Band: F

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

TENURE

Freehold.



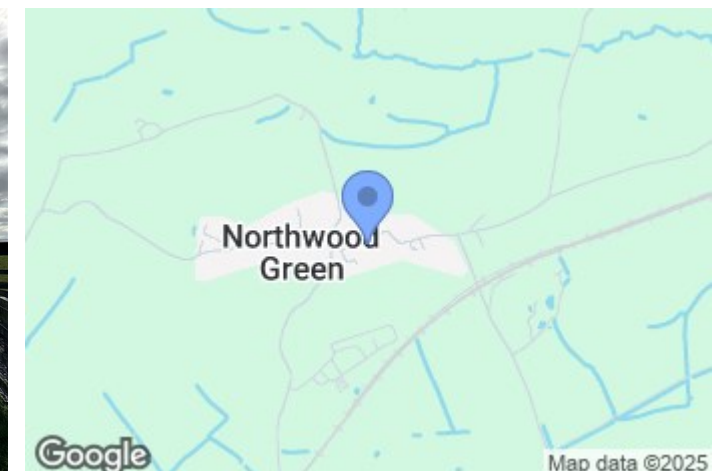


VIEWING

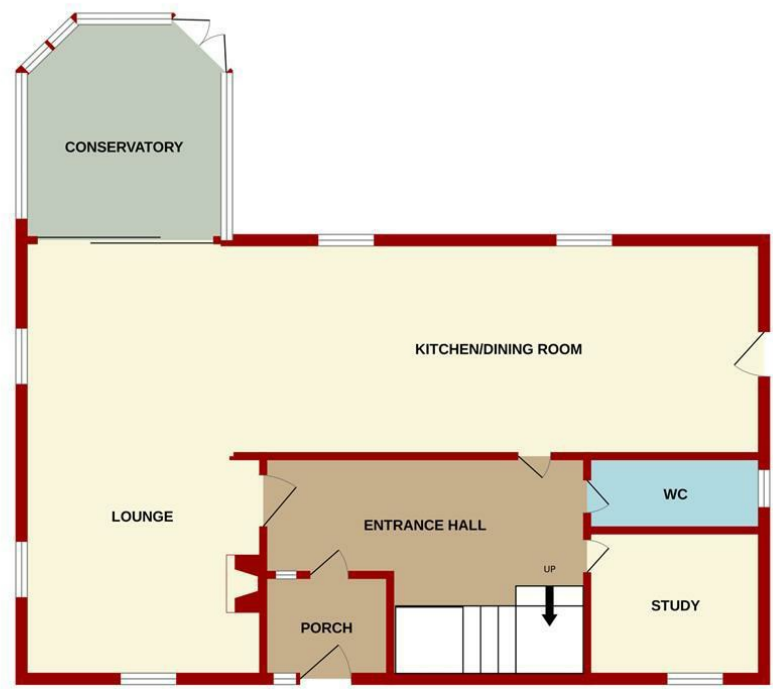
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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, Perricks Close can be found on the right hand side.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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