



**Walnut Cottage Aston Ingham Road**  
**Newent GL18 1NP**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Walnut Cottage Aston Ingham Road

## Newent GL18 1NP

£975,000

**BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED COUNTRY HOUSE offering FLEXIBLE ACCOMMODATION with STUNNING FAMILY KITCHEN / DINING ROOM, set in GARDENS and GROUNDS in excess of 4 ACRES. Range of OUTBUILDINGS to include GARAGE with RECREATIONAL ROOM and TRIPLE STABLE BLOCK.**

The village of Kilcot has a public house, builders' merchant and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.





## CANOPY ENTRANCE PORCH

The property is accessed via a half glazed door.

## LIVING ROOM

15'9 x 15' (4.80m x 4.57m)

Brick fireplace with inset wood burning stove, laminate flooring, radiator, front and side aspect windows with electric blinds enjoying a lovely private outlook over the gardens and grounds. Opening leads through to:

## STUDY

10'5 x 9'4 (3.18m x 2.84m)

Laminate flooring, double glazed patio doors through to the side garden with a lovely private outlook over the grounds.

## FAMILY ROOM

30'10 x 16'1 narrowing to 10'4 (9.40m x 4.90m narrowing to 3.15m)

Fireplace with wood burning stove, raised hearth, feature radiators, wood flooring, large cupboard with shelving, front and rear aspect windows with outlook over the gardens and grounds.

## REAR HALL

11'3 x 7'1 (3.43m x 2.16m)

Tiled flooring with stable door leading to the gardens. Door to:

## CLOAKROOM 1

White suite comprising close coupled WC, wash hand basin, tiled splashback, radiator, rear aspect frosted window.

From the family room, door gives access down to:

## INNER HALLWAY

Solid oak and tiled flooring, radiator, further door to rear hall.

## BOOT ROOM

Various racking and coat hooks.

## CLOAKROOM 2

White suite comprising close coupled WC, wash hand basin, tiled splashback, tiled flooring, radiator, side aspect window.

## UTILITY ROOM

8'5 x 6'1 (2.57m x 1.85m)

Stainless steel sink unit with mixer tap above, cupboard under, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, tiled flooring.







## KITCHEN / DINING ROOM

**25'4 x 22'2 (7.72m x 6.76m)**

Exposed oak timbers, wide range of base units, Belfast sink, central island with separate sink, cupboards and drawers, duo hanging baskets, range cooker with 5 ring gas hob and electric ovens, built-in cooker hood above, integrated fridge, freezer and dishwasher, tiled flooring, radiators, large walk-in pantry with shelving. Front, side and rear aspect windows with lovely private outlook from all aspects. UPVC double glazed patio doors leading out to the parking area.

FROM THE FAMILY ROOM, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

## LANDING

Built-in linen cupboard with shelving, access to roof space. Door to:

## MASTER BEDROOM

**24'10 x 10'5 (7.57m x 3.18m)**

Brushed oak flooring with sound proofing insulation, feature radiators, access to roof space, front and two side aspect windows giving lovely unspoilt outlook over the gardens and ground.

## EN SUITE

**10'6 x 3'9 (3.20m x 1.14m)**

Fitted shower cubicle and tray, pedestal wash hand basin, close coupled WC, heated towel rail, tiled floors and walls, rear aspect frosted window.

## BEDROOM 2

**15'10" x 10'9" (4.83m x 3.28m)**

L-shaped room, two radiators, two front aspect windows with private outlook.

## BEDROOM 3

**12'3 x 10'8 (3.73m x 3.25m)**

Feature exposed brick chimney breast, radiator, side aspect window.

## BATHROOM

**10'5 x 5'10 (3.18m x 1.78m)**

Bath with rainfall shower over, pedestal wash hand basin, close coupled WC, fully tiled walls and flooring, heated towel rail, rear aspect frosted window.

## BEDROOM 4

**16'2" x 11'6" at 3'3" height (4.93m x 3.51m at 0.99m height)**

Accessed by a separate staircase from the inner hallway. Eaves storage space, walk-in loft cupboard and access to:

## DRESSING ROOM

**8'6 x 4'11 (2.59m x 1.50m)**

Walk-in room with hanging rail and hooks.



## OUTSIDE

From the lane, a gravelled driveway leads to a good sized parking and turning area suitable for several vehicles. Lovely mature gardens surrounding the property with an abundance of flower beds and borders, mature shrubs, bushes and trees including apple, plum, pear and walnut. Outside lighting, outside taps, outside power point, EV charging point, various gravelled patio areas. There are 4 paddocks, one having a large pond, all with post and rail fencing. Grounds in total amount to in excess of 4 ACRES.

There are a range of outbuildings to include:

### SMALL SINGLE GARAGE / STORE

12'11 x 10' (3.94m x 3.05m)

Power and lighting.

### RECREATIONAL ROOM

29'2 x 12'9 (8.89m x 3.89m)

Ideal for Party Room or Gym and has been fully insulated. Situated above the garage / store. Power and lighting. Could potentially be incorporated into the main house subject to some alterations and the relevant planning permission.

### STABLE BLOCK

33'5 x 13'9 (10.19m x 4.19m)

Timber stable block incorporating two stables and tack room, an old outbuilding with stone walls and original manger. Power and lighting, external lighting and small concrete yard.

Former planning permission granted for conversion into one bedroom annexe if required (PP reference number P1865/17/FUL).

### FIELD SHELTER

17'2 x 16' (5.23m x 4.88m)

Open fronted.

### SERVICES

Mains water and electricity. Septic tank drainage. Oil heating. Fibre broadband.

### 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 - Rates to be advised.







## LOCAL AUTHORITY

Council Tax Band: E  
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

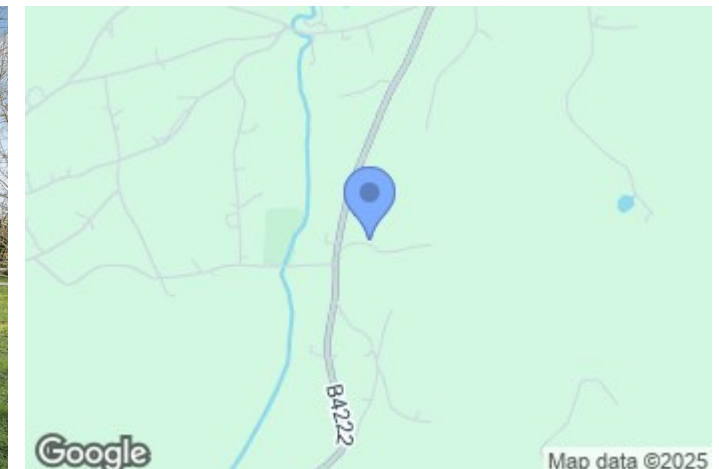
From Newent, head along the B4221 to Kilcot. Upon reaching Kilcot crossroads, turn left onto the B4224 towards Aston Ingham. Proceed along this road for approximately half a mile turning left onto a small lane and the property will be found on your left hand side. It is located 1 mile from the M50 motorway.

## 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.





Walnut Cottage, Aston Ingham Road, Kilcot, Newent, Gloucestershire

Approximate Gross Internal Area  
Main House = 295 Sq M/3175 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Outbuilding = 43 Sq M/463 Sq Ft  
Total = 350 Sq M/3767 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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