



Grasmere Kilcot Lane
Kilcot, Newent GL18 1NQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Grasmere Kilcot Lane

Guide Price £850,000

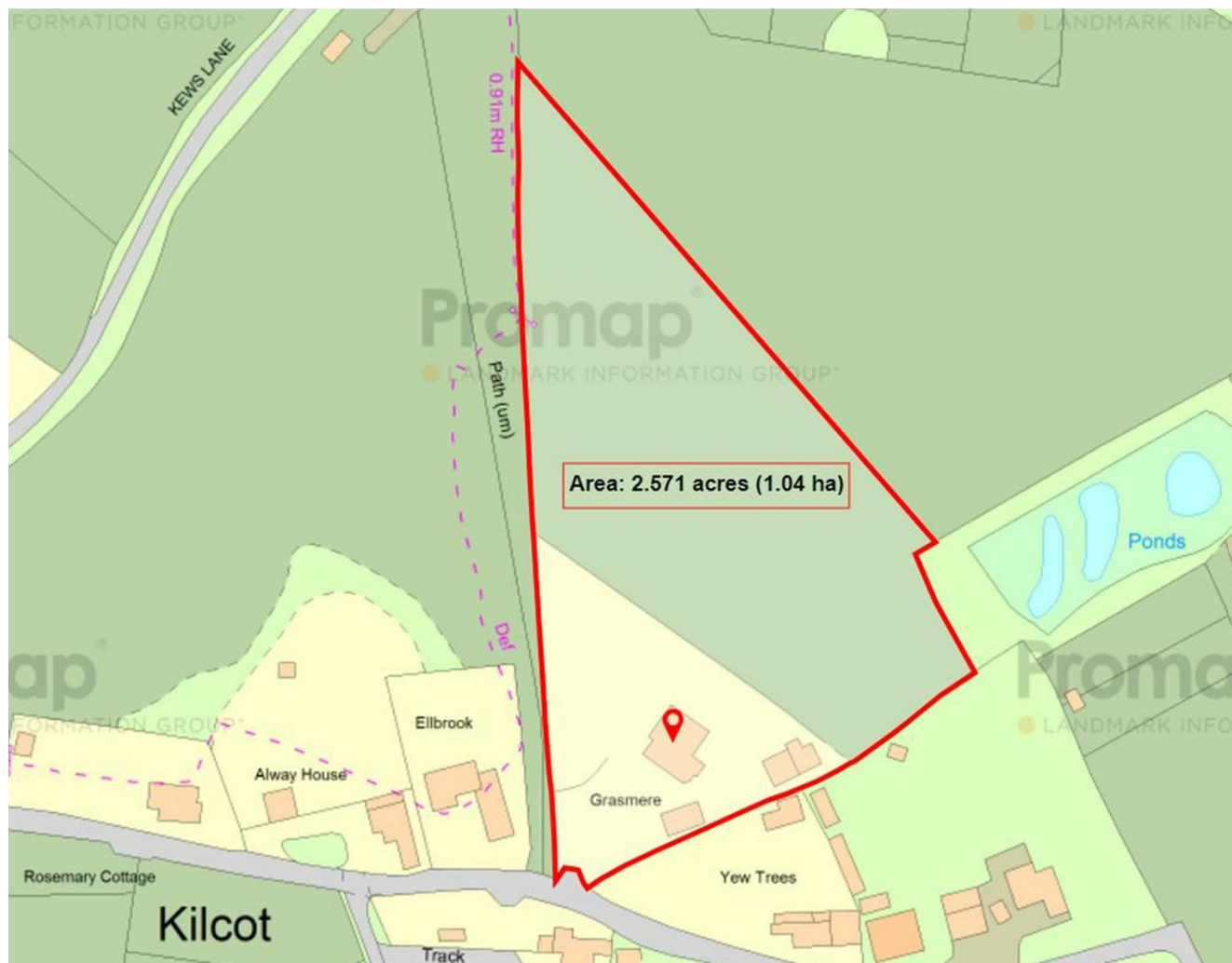
Kilcot, Newent GL18 1NQ

A SPACIOUS FIVE BEDROOM DETACHED COUNTRY HOME (TWO GROUND FLOOR BEDROOMS) with GREAT EQUESTRIAN POTENTIAL, having THREE RECEPTIONS plus CONSERVATORY, GARAGING, CAR PORT and AMPLE PARKING, PADDOCK, situated in PRIVATE LOCATION with GARDENS AND GROUNDS EXTENDING TO 2.5 ACRES, with LOVELY COUNTRYSIDE VIEWS.

The village of Kilcot has a public house, builder's 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.



Entrance via UPVC double glazed door with UPVC double glazed side panels into:

ENTRANCE PORCH

Large front aspect UPVC double glazed window. Solid part glazed wooden door with part glazed panels either side into:

ENTRANCE HALL

Solid wooden flooring, two radiators, power points, telephone point, coving, wall mounted thermostat control, wooden door giving access into a good sized storage cupboard with shelving and hanging space, stairs to the first floor, part glazed wooden door into:

KITCHEN

17'03 x 12'11 (5.26m x 3.94m)

Range of base, wall and drawer mounted units, built-in oven and grill, four ring electric halogen hob with extractor fan over, feature glass fronted cabinets, one and a half bowl single drainer sink unit with mixer tap over, integrated dishwasher and fridge, tiled flooring, space for large table, coving, inset ceiling spotlights, radiator, wooden door giving access into a further storage cupboard with hanging space and shelving. Part glazed wooden door into:

UTILITY ROOM

12'0 x 7'09 (3.66m x 2.36m)

Range of base and wall mounted units, single bowl single drainer sink unit with mixer tap over, power points, plumbing for washing machine, space for further fridge / freezer, inset ceiling spotlights, Worcester oil-fired boiler, UPVC double glazed window looking through to the conservatory, part glazed wooden door also leading to the conservatory, wooden door giving access to:

CLOAKROOM

Low-level WC, pedestal wash hand basin, radiator, fully tiled walls, inset ceiling light, rear aspect frosted UPVC double glazed window.

CONSERVATORY

10'11 x 9'0 (3.33m x 2.74m)

Lower level brick base, tiled flooring, UPVC double glazed window overlooking the rear garden, UPVC double glazed door leading to the outside.





LOUNGE

16'03 x 12'11 (4.95m x 3.94m)

Inset multi-fuel burner with Italian marble surround, power points, television point, radiator, coving, side aspect UPVC double glazed window, large front aspect UPVC double glazed window overlooking the front gardens and giving beautiful views over the surrounding countryside.

DINING ROOM

14'0 x 11'04 (4.27m x 3.45m)

Wood effect laminate flooring, power points, coving, front aspect UPVC double glazed window having views over the garden and the surrounding countryside, double wooden doors give access into:

STUDY

12'11 x 12'10 (3.94m x 3.91m)

Wood effect laminate flooring, radiator, power points, television point, coving, rear aspect UPVC double glazed window.

BEDROOM 3 (GROUND FLOOR)

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

Radiator, power points, coving, front aspect UPVC double glazed window with beautiful views over the garden and the surrounding countryside.

BEDROOM 4 (GROUND FLOOR)

11'11 x 11'10 (3.63m x 3.61m)

Radiator, power points, coving, two built-in double wardrobes with hanging space and shelving, side aspect UPVC double glazed window overlooking the garden and the surrounding countryside.

BATHROOM

Large bath with central mixer tap, large walk-in shower with rainfall shower head, close coupled WC, pedestal wash hand basin, radiator, fully tiled walls, coving inset ceiling spotlights, three side aspect UPVC double glazed frosted windows.

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

LANDING

Spacious landing with radiator, power points, double wooden doors giving access into a large storage cupboard, wooden door giving access into the airing cupboard with hot water tank and slatted shelving, front aspect UPVC double glazed window with beautiful views over the gardens and the surrounding countryside.

MASTER BEDROOM

16'02 x 11'11 (4.93m x 3.63m)

Radiator, power points, double wooden doors into wardrobes with hanging rail and shelving, side and front aspect UPVC windows with lovely views to the garden and surrounding countryside.



EN-SUITE SHOWER ROOM

Low-level WC, pedestal wash hand basin, corner shower cubicle with fully tiled walls and rainfall shower head, extractor fan, inset ceiling lights, heated towel rail, rear aspect Velux roof light.

BEDROOM 2

14'07 x 12'11 (4.45m x 3.94m)

Radiator, power points, television point, wooden door into a good sized wardrobe with hanging rail and lighting, front and side aspect UPVC double glazed windows.

BEDROOM 5

12'09 x 10'10 (3.89m x 3.30m)

Radiator, power points, rear aspect double glazed UPVC window.

BATHROOM

Suite comprising of a panelled bath, low-level WC, pedestal wash hand basin, heated towel rail, wooden flooring, inset ceiling lights, extractor fan, rear aspect Velux roof light.

OUTSIDE

Double wrought iron gates give access onto the sweeping driveway which leads to a large parking area and garage. The house is sat within the centre of its plot and has manicured gardens with a variety of trees, bushes, shrubs, vegetable patch, greenhouse, summer house, pond, various seating areas. The front garden is westerly facing and a concrete path gives access to the front door. To the rear of the property there is a single garage, a double car port and access back into the conservatory. A gravelled track leads from the rear and in turn a gate gives access into the paddock. The whole garden is enclosed by hedging and fencing and the whole plot amounts to just over 2.5 Acres. The paddock can also be accessed by a pedestrian wrought iron gate.

WORKSHOP AND BARN

18'11 x 9'10 and 18'11 x 9'10 (5.77m x 3.00m and 5.77m x 3.00m)

The workshop has power and an electric door. Attached to the barn, there is a canopied area measuring 19'10 x 9'10 and a wood store measuring 16'02 x 7'03.

SINGLE GARAGE

15'09 x 12'0 (4.80m x 3.66m)

Power and lighting.

CAR PORT

17'09 x 14'07 (5.41m x 4.45m)





SERVICES

Mains water and electricity, septic tank, oil-fired heating

Fibre broadband is available at the property via BT.

WATER RATES

Severn Trent - to be confirmed.

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 our Newent office, proceed along the High Street towards the traffic lights. Turn left at the lights onto the B4221 heading towards Kilcot and Gorsley. Upon reaching the Kilcot Inn on your right hand side, turn right just after into Kilcot Lane and the property can be found on your 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).



GROUND FLOOR



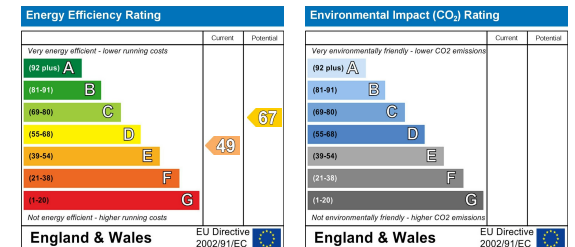
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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