



Lime Grove
Compton Green, Redmarley GL19 3JB



STEVE GOOCH
ESTATE AGENTS | EST 1985

Lime Grove

£695,000

Compton Green, Redmarley GL19 3JB

A SPACIOUS & INDIVIDUAL THREE BEDROOM PERIOD PROPERTY, NEWLY RENOVATED and having a DETACHED TWO BEDROOM NORWEGIAN LOG HOME, FURTHER BARN with PERMISSION TO CONVERT TO ANNEXE / GYM, set within GROUNDS APPROACHING HALF AN ACRE in a LOVELY SEMI-RURAL VILLAGE LOCATION.

Redmarley has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Newent, Tewkesbury and Gloucester, approximately 6 miles, 5 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

For the commuter access can be gained to the M50 motorway (junction 2) approximately 2 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



Enter the property via UPVC double glazed front door into:

OPEN PLAN KITCHEN / DINING / FAMILY ROOM (L SHAPED)

23'9 x 23'5 (7.24m x 7.14m)

Modern re-fitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, central island with integrated NEFF induction hob, built-in NEFF double oven, integrated fridge / freezer, integrated dishwasher, NEFF ceiling ventilation, inset spot lighting, modern panelled radiator, front aspect window.

The dining / family area has a feature cast iron log burner with exposed brick fireplace and slate hearth, modern panelled radiators, turning staircase leading off, under stairs storage area, rear aspect door to the courtyard garden. Door to:

MAIN LOUNGE

23'5 x 13'1 (7.14m x 3.99m)

Modern cast iron log burner with slate hearth, modern panelled radiators, TV point, dimmer switch lighting, rear aspect window, front aspect French doors to courtyard.

DOOR FROM DINING / FAMILY ROOM LEADS TO:

UTILITY

9'9 x 9'9 (2.97m x 2.97m)

Plumbing for washing machine, space for tumble dryer, built-in storage units, tiled flooring, modern panelled radiator, inset spotlighting, consumer unit, rear aspect window.

CLOAKROOM

6'0 x 3'3 (1.83m x 0.99m)

Low-level WC, wash hand basin, tiled splashbacks, modern panelled radiator.

FROM THE OPEN PLAN KITCHEN / DINING / FAMILY ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Modern panelled radiator, rear aspect window.





MASTER SUITE

22'1 x 11'9 (6.73m x 3.58m)

Dressing area and study area with USB power points, double radiator, front aspect window, continuing to the main part of the bedroom which has USB power points, double radiator, TV point, front aspect window, door to:

EN-SUITE

10'0 x 9'7 (3.05m x 2.92m)

Contemporary suite comprising walk-in double shower cubicle with inset overhead detachable hand shower, large bath tub with overhead detachable hand shower, 'his' and 'hers' vanity wash hand basins, tiled splashbacks, modern panelled radiator, inset spotlighting, access to roof space, heated towel rail, rear aspect window.



BEDROOM 2

15'2 x 13'0 (4.62m x 3.96m)

Double radiator, inset spotlighting, front aspect window.

BEDROOM 3

10'0 x 9'8 (3.05m x 2.95m)

Double radiator, rear aspect window.

BATHROOM

12'4 x 5'7 (3.76m x 1.70m)

Modern suite comprising P shaped bath with mixer tap and shower detachment, vanity wash hand basin with cupboards below, tiled flooring, inset spotlighting, extractor fan, heated towel rail, rear aspect window.

OUTSIDE

A gated access leads to a sweeping gravelled driveway providing off road parking and turning area for multiple vehicles. The property also benefits from:

NORWEGIAN LOG CABIN

Two bedrooms, with private garden and gravelled parking area.

The property has mature gardens to the front, scattered with specimen trees with children's play area, wooden built shed / workshop, LPG tank, vegetable garden area, wooden decked area and front courtyard with gravelled / paved area and raised decked area, outside lighting.

DETACHED BRICK-BUILT BARN

Certificate of lawful development issued in 2021 to convert into a one bedroom annexe / gym.

The gym area measures 11'4 x 13'1, has power, lighting and a front aspect window.

The remaining room within the barn is currently used as a workshop / store and measures 20'0 x 13'1, having power, lighting and two front aspect windows.

There is an outside water tap.

Gated access, from the front, leads to a gravelled pathway leading to a rear courtyard garden which is laid to gravel with mature trees, bushes, hedging and shrubs.

SERVICES

Mains water, electric, septic tank and LPG.

Satellite broadband is available at the property via Loop Scorpio with speeds of 80 to 100 Mbps.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: MAIN HOUSE - D, ANNEXE - A.
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.



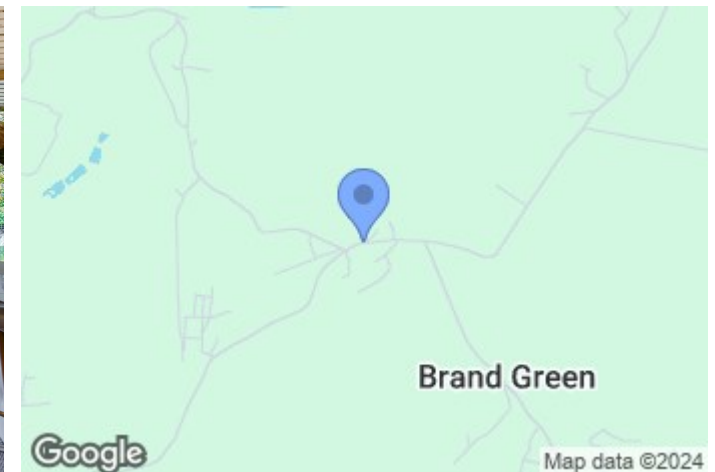


DIRECTIONS

From our offices in Newent, proceed up the High Street and over the staggered crossroads turning right onto the Tewkesbury Road taking the first left signposted to Redmarley. Upon reaching Compton Green and the junction with Pool Hill Road, the property can be found after the junction 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).



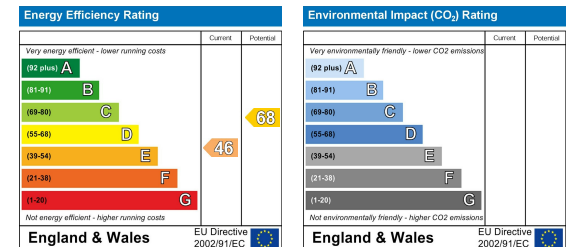
Lime Grove, Compton Green, Redmarley GL19 3JB
 Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Outbuilding = 103 Sq M/1109 Sq Ft
 Total = 263 Sq M/2831 Sq Ft



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.

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.





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