



1 Ferryside Cottages Church Road
Newnham GL14 1AR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£350,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE-BEDROOM SEMI-DETACHED COTTAGE, situated in the historic village of Newnham. HAVING BEEN RECENTLY REFITTED THROUGHOUT, 1 Ferryside Cottage benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, A COURTYARD GARDEN WITH A USEFUL OUTBUILDING, AND A FURTHER GARDEN AREA LAID TO LAWN & GRAVEL WITH A STUDIO AND RIVER VIEWS. The property is OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises a KITCHEN, DINING ROOM, LOUNGE, INNER HALLWAY, AND BATHROOM to the ground floor, with THREE BEDROOMS to the first floor.

Newnham on Severn is a village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for activities such as boating, fishing, and enjoying the tranquil riverside atmosphere.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.

The surrounding countryside offers opportunities for outdoor exploration and leisure activities. The nearby Forest of Dean and Wye Valley are easily accessible and provide walking trails, cycling routes, and opportunities to immerse oneself in nature.



The property is accessed via a block paved pathway with small personal gate leading to a block paved courtyard. The timber front door with obscure double glazed panel inset leads into the:

KITCHEN

10'00 x 10'00 (3.05m x 3.05m)

Double sized Belfast style sink, wood block worktop, range of base and wall mounted units, tiled surrounds, power points, four-ring electric hob with brushed stainless steel Neff filter hood over, integrated Neff double oven, space for undercounter fridge, dishwasher, ceiling light, wall mounted gas fired central heating and domestic hot water boiler, wooden flooring, fully tiled walls, door to understairs storage cupboard with shelving, front aspect double glazed window overlooking the courtyard garden, timber door with glazed panels inset giving access into:



DINING ROOM

12'00 x 9'01 (3.66m x 2.77m)

Stairs leading to the first floor, understairs storage area, continuation of the wooden flooring, double radiator, power points, telephone point, ceiling light, front aspect double glazed window, timber glazed panel door giving access into:

LOUNGE

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

Exposed brick chimney breast with opening, electric feature wood burning stove inset, stone hearth, alcoves to either side, tiled flooring, power points, tv point, telephone point, double radiator, ceiling light, front aspect upvc double glazed window, pair of upvc double glazed French doors opening onto the courtyard garden.

From the Kitchen, a small inner hall with a front aspect double glazed window, timber door with glazed panel inset, door giving access into:

BATHROOM

10'04 x 6'00 (3.15m x 1.83m)

P shaped bath, electric shower fitted over, fully tiled, concealed cistern w.c, pedestal wash hand basin with monobloc mixer tap over, shaver mirror, shaver point, ceiling light, extractor fan, single radiator, continuation of the wooden flooring.

From the dining room, stairs lead up to the first floor:





LANDING

Ceiling light, timber door into:

BEDROOM ONE

12'04 x 11'11 (3.76m x 3.63m)

Ceiling light, power points, double radiator, chimney breast with alcove to side, door to airing cupboard with slated shelving space, front aspect double glazed window overlooking the courtyard garden and towards the river.

BEDROOM TWO

10'02 x 10'01 (3.10m x 3.07m)

Ceiling light, single radiator, power point, chimney breast, alcoves to either side, side aspect double glazed window with views over Newnham and towards the River Severn in the distance.

BEDROOM THREE

12'08 x 9'05 narrowing to 6'10 (3.86m x 2.87m narrowing to 2.08m)

Ceiling light, double radiator, power points, alcove, obscure glazed panel, front aspect sealed unit window with views towards the River Severn.

OUTSIDE

From the courtyard, a door leads to a brick-built shed/workshop, which includes an outside W.C., a wall-mounted wash hand basin, a tap, lighting, plumbing for an automatic washing machine, and a front-aspect obscure glazed window.

A gated access and pathway lead through the neighbour's courtyard into an additional garden area, which is laid to lawn and features a seating area. A large shed/outbuilding with power, lighting, and a front-aspect double-glazed sealed unit window offers lovely far-reaching views.

DIRECTIONS

From Gloucester follow the A48 proceeding through the villages of Minsterworth, Westbury on Severn and continue towards the village on Newnham. Upon entering the village of Newnham on Severn, proceed up the hill, turning left into Severn Street. Proceed to the bottom, turning right onto Church Road where the property can be found on the right hand side. Parking is on street.

AGENTS NOTE

2 Ferryside Cottage has a right of access over 1 Ferryside Cottage.
1 Ferryside Cottage has a right of way through 2 Ferryside Cottages garden.

The property has never flooded.

SERVICES

Mains water, drainage, electricity, gas.

WATER RATES

Severn Trent Water

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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.

PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





GROUND FLOOR



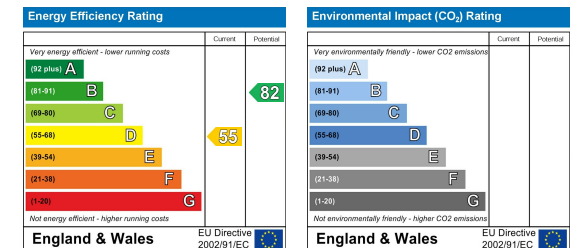
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





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