



Slad Cottage The Slad
Newnham GL14 1JX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £425,000

Welcome to this STUNNING THREE-BEDROOM SEMI-DETACHED COTTAGE NESTLED ON SOUGHT-AFTER POPES HILL, ALONG A QUIET NO-THROUGH LANE. This tranquil rural home features SOUTH-FACING GARDENS AND GROUNDS SPANNING APPROXIMATELY A THIRD OF AN ACRE, offering OUTSTANDING PANORAMIC VIEWS. It also includes OFF-ROAD PARKING FOR UP TO THREE VEHICLES and a DETACHED SINGLE GARAGE.

The accommodation comprises a FRONT PORCH, KITCHEN/DINING ROOM, LIVING ROOM, SEPARATE DINING ROOM, BEDROOM, UTILITY and SHOWER ROOM while there are TWO FURTHER BEDROOMS and a BATHROOM on 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.



FRONT PORCH

Hanging space for coats, tiled floor, inner glass panel door leads into;

KITCHEN/DINING ROOM

23'03 x 13'03 (7.09m x 4.04m)

Comprising a range of sleek fully fitted wall and base level units with laminate worktops and tiled splash-backs. Integral 1.5 bowl stainless steel sink unit with drainer, electric cooker with extractor hood above, radiators, generous under stairs storage cupboard, tiled floor, two front aspect windows, stairs lead to the first floor landing. Sliding door leads through to the utility.

UTILITY

6'10 x 5'10 (2.08m x 1.78m)

Fitted laminate worktop with space and plumbing below for a washing machine and tumble dryer. Worcester Oil-fired combi boiler, tiled floor, front aspect window, door to the shower room, opens into the dining room.

SHOWER ROOM

With mains fed shower cubicle, low level w.c and wall mounted washbasin, heated towel rail, tiled walls and floor, extractor fan.

DINING ROOM

13'09 x 9'03 (4.19m x 2.82m)

Radiator, tiled floor, Gigaclear fibre connection point, front aspect window and door leading out to the garden, door leads through to the living room.

LIVING ROOM

15'10 x 13'07 (4.83m x 4.14m)

Radiators, tiled floor, tv point, front aspect window, door leads into;

BEDROOM ONE

13'07 x 10'10 (4.14m x 3.30m)

Semi-fitted wardrobes, radiator, tiled floor, front aspect window, side aspect French doors lead out to the garden.

LANDING

Radiator, access to loft space, rear aspect window, doors lead off to bedrooms two, three and the bathroom.





BEDROOM TWO

11'02 x 9'03 (3.40m x 2.82m)

Radiator, storage cupboard, tv point, side aspect window.

BEDROOM THREE

13'08 x 7'08 (4.17m x 2.34m)

Fitted double wardrobe and drawer unit, radiator, front aspect window.

BATHROOM

Modern three piece white suite comprising a bath with mains fed shower over, low level w.c, pedestal washbasin, tiled walls and floor, obscured rear aspect window.

OUTSIDE

The beautifully maintained south-facing garden offers a gently sloping lawn, a spacious level patio terrace perfect for enjoying the views, a charming fruit tree orchard, and vibrant planted borders. It also includes a greenhouse and a shed for added convenience. The detached garage, equipped with power and lighting, is accessed via an up-and-over door, with a gravelled parking area situated to its side.

DIRECTIONS

WHAT3WORDS- defers.shrimps.ideals- From Gloucester on the A48 proceed through the villages of Minsterworth and Westbury-on-Severn. Turn right at Elton Corner immediately after the garage onto the A4151 signposted Cinderford. Proceed along this road, passing the Elton Mazes and Activity Centre. Turn right signposted to Popes Hill then turn immediately left. After a short distance, turn left as shown by our for sale board. The property can be found after a short distance on the left.

SERVICES

Mains water, electricity. Septic Tank. Oil

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

Council Tax Band: C
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.

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)



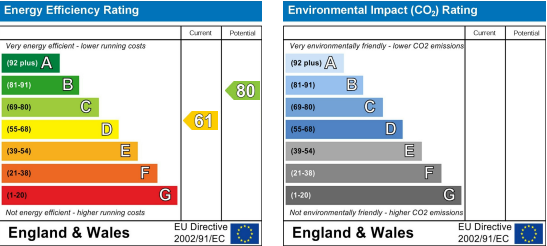


Slad Cottage, The Slad, Popes Hill, Newnham, Gloucestershire
Approximate Gross Internal Area
115 Sq M/1238 Sq Ft



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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