



Yew Tree House Shaw Common, Oxenhall GL18 1RW
£599,950



Yew Tree House Shaw Common, Oxenhall GL18 1RW

- Four bedroom detached extended cottage
- Generous plot size in excess of three quarters of an acre
- Desirable rural location
- Ample off road parking and detached double tandem garage
- Potential to further extend (subject to planning permission)
- EPC F37
- Council Tax C
- Freehold

£599,950

Accommodation

Believed to date back over two hundred years, this extended cottage boasting character features throughout. Stepping into the home you are welcomed by a generously sized dining room with tiled flooring, decorative fire place and French doors to the rear patio. The tiled flooring continues through to the kitchen area which has exposed beams to the ceiling and ample storage in a range of floor and eye level units alongside multi-fuel Aga. Leading through is a storage room which was previously a downstairs bathroom. This space would be ideal to once again be made into a bathroom or utility area. Additional storage space is located in the lean to which offers views over the rear garden and currently houses the boiler. Completing downstairs is the living area which was extended during the current owners time at the property. This room offers a light and airy feel with multiple windows and French door to the garden.

Accessed via the kitchen, the stairs lead to the first floor. There are three bedrooms located in the original part of the property all with windows to front aspect of the home whilst the master bedroom, accessed through the bathroom, is a great size and is located in the extension. The Bathroom offers a WC, wash hand basin and bath with shower over alongside storage cupboard and skylight,

Outside

The property sits comfortably on a plot approaching an acre and benefits from a wrap around garden boasting an array of well maintained mature trees, flowers and shrubbery. There is also a productive area, garden sheds and a small orchard area with a variety of fruit trees.

Location

Oxenhall is a small village and civil parish ten miles north west of Gloucester and is located in the Forest of Dean district. Well known for its popular walks Shaw Common is an ideal location for those looking for the peace and quiet of the countryside.

Material Information

Tenure: Freehold
Council tax band: C
Local Authority & rates: Forest of Dean District Council - £1878.84 (2024/2025)
Electricity supply: mains
Water supply: mains
Sewerage: private drainage
Heating: oil
Broadband speed: Basic 12 Mbps
Mobile phone coverage: EE, Vodafone, Three, O2
Agent Note: Please note, there is a covenant on the land. Please ask agent for further information.



1 High Street, Newent, GL18 1AN

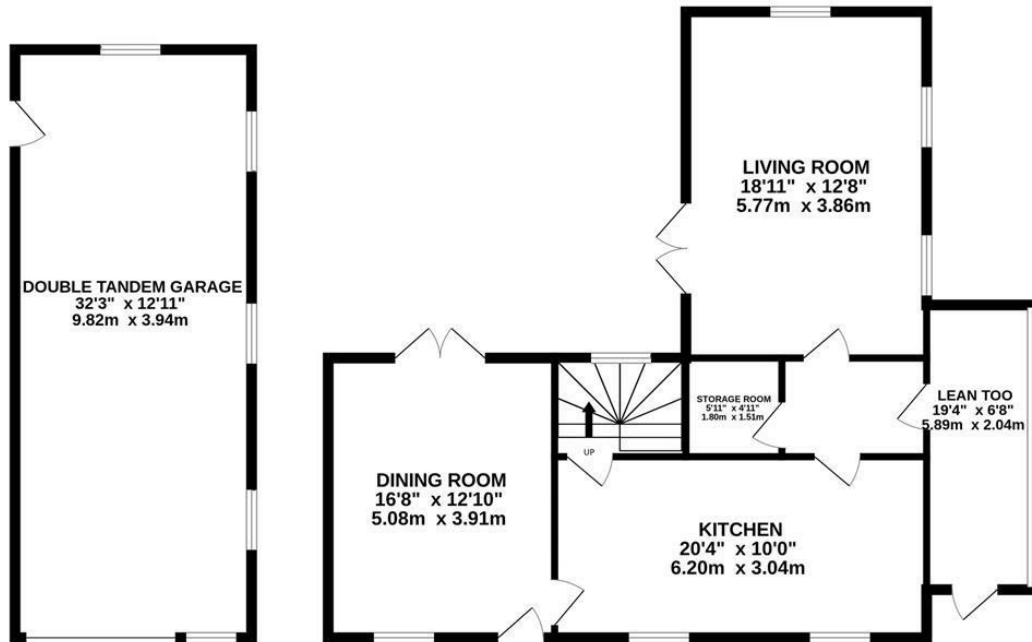
01531 828970

newent@naylorpowell.com

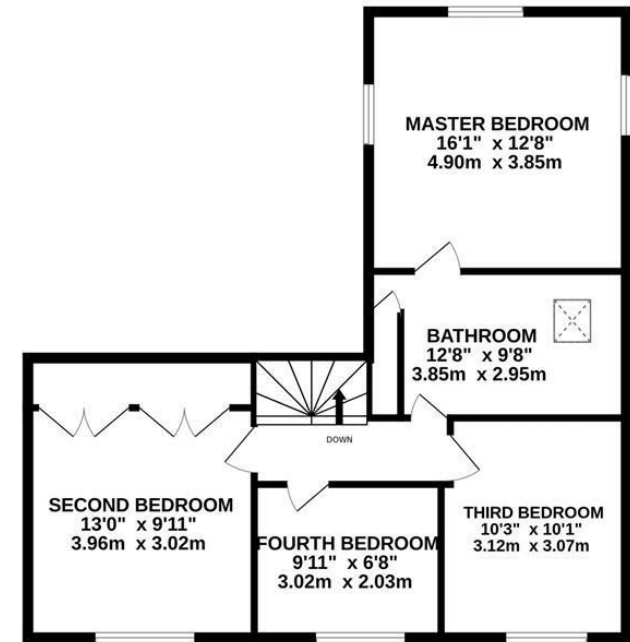
www.naylorpowell.com



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.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

