



**1 School View, Newent GL18 1RX**  
**£474,950**



# 1 School View, Newent GL18 1RX

- Executive four bedroom detached family home
- Immaculately presented throughout
- Two ensuite shower rooms and walk in wardrobe to master
- Ample off road parking alongside detached double garage
- Popular location
- EPC B85
- Council Tax Band F
- Freehold

**£474,950**

## Accommodation

Stepping into this immaculately presented family home you are welcomed by a generously sized hallway which intern grants access to the living room, kitchen, dining room and cloakroom with WC and wash hand basin. The living room boasts a great space and offers ample natural light from both window to the front aspect and French doors to the rear garden. The dining room provides a versatile area which is currently utilised as a play room but would also lend itself well to being a study. Leading through, the kitchen dining area is a sociable space and provides ample storage in a range of floor and wall mounted contemporary high gloss units alongside integrated appliances to include fridge freezer, double electric oven, five ring gas hob with extractor over, dishwasher and under counter wine cooler. This room benefits from a floor to ceiling window and French doors to the outside seating area. Further storage can be found in the utility area which also houses plumbing for the washing and drying machine.

Taking the stairs, the first floor boasts an open landing, stretching the length of the home and providing access to four double bedrooms and a family bathroom. The master suite is located to the rear of the home and benefits from views over the rear garden. This room offers a walk in wardrobe with mirrored doors before leading into a shower room with WC, wash hand basin and and double shower cubical. Also offering a n ensuite shower room is the second bedroom situated at the front of the

home. Completing the property, the bathroom provides a WC, wash hand basin and bath with tiled surround.

## Outside

To the front, the property offers off road parking for four vehicles with a further two spaces located in the garage. The rear garden offers a mixture of lawn, decked and patio area with pergola ideal for alfresco dining in the summer months.

## Detached double garage

The detached double garage benefits from and up and over electric garage door and personal door to the side. Power and lighting.

## Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

## Local Authority, Services & Tenure

Freehold

All services are connected to the property  
Forest of Dean District Council, Tax Band F - £3,305.92 (2024/2025)

Management charge of £329.11 per annum.



1 High Street, Newent, GL18 1AN

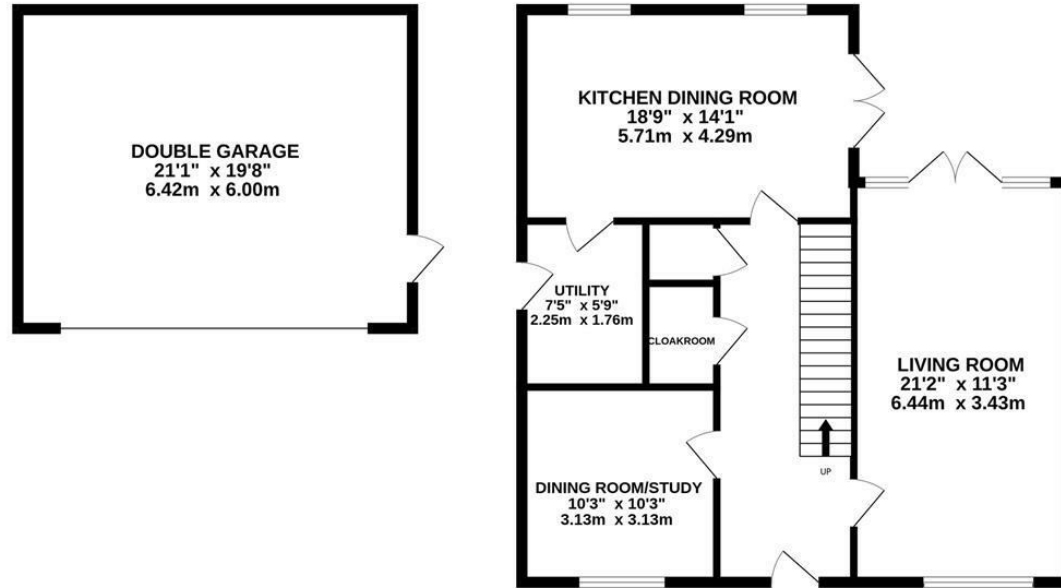
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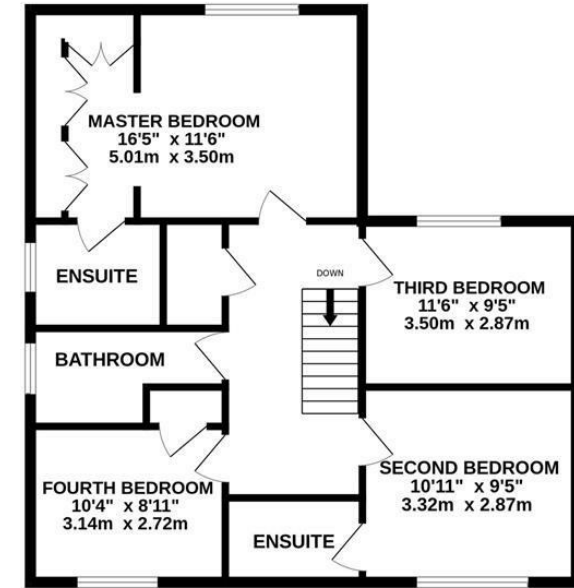
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GROUND FLOOR



1ST FLOOR



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