



**Shotts Lane, Kilcot GL18 1PA**  
**Guide Price £750,000**



## Shotts Lane, Kilcot GL18 1PA

- Detached country home
- 0.79 acre plot
- Double garage with studio above
- Immaculately presented
- Rural views
- Peaceful location
- EPC fbc Council tax D

**Guide Price £750,000**

### Entrance hall

Accessed via covered porch, wooden flooring, handy cloaks cupboard and doors leading off.

### Living room

A wonderfully bright space with large windows and bi fold doors allowing in an abundance of natural light and showcasing the views over the gardens and surrounding countryside. A wood burning stove with heat stone on top creates a cosy atmosphere. Door leading into kitchen.

### Kitchen

Stylish and well appointed kitchen with a range of base and wall mounted units, central island with room for breakfast stools underneath, granite work surfaces, built in appliances to include dishwasher, oven and a four ring gas hob. There is an integrated wine rack, space for an

American style fridge freezer, one and half bowl stainless sink and large picture window boasting the views over the grounds and flooding the room with light. There are paddle steps leading up to attic room and further doors off.

### Utility room

Stainless steel, single drainer sink unit, range of cupboards, worktop and plumbing for washing machine plus space for further appliance. The utility also houses the "Effecta" wood pellet bio mass boiler system. There is a window to the side and a door leading out to driveway and parking area.

### Bedroom one

Built in wardrobes and a large window to the front aspect with a pleasant view towards May Hill.

### Dressing area

Just off the Master bedroom with handy



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storage and hanging space and door into shower room.

### **Ensuite shower room**

Large shower tray with glass screen door and tiled walls, direct feed shower, WC and wash basin. Frosted window to side aspect and Karndean flooring.

### **Bedroom four**

Window to the rear aspect

### **Bedroom two**

Accessed via inner hallway from kitchen there is a window to the rear.

### **Bedroom three**

Raised steel framed sleeping platform and large floor to ceiling picture window overlooking the gardens and views beyond

### **Bathroom**

Modern white suite comprising bath, WC, wash basin and separate shower enclosure with direct feed shower. Frosted window to the rear.

### **Attic room**

Accessed via paddle steps from kitchen and benefiting from storage cupboard, further eaves storage and Velux roof light to the front. An ideal study space.

### **Double garage with Studio/gym above**

Two electric roller doors to the front.

Power and lighting. External staircase leads up to a fantastic space currently used as gym/studio however, offers great versatility and potential for auxiliary accommodation (subject to planning) as built with double skinned walls with cavity. There are windows to the front and rear and two Velux roof lights.

### **Outside**

The property is approached off the quiet country lane and has a gated driveway which in turn leads to large gravelled parking area and the double garage. The gardens and grounds are a delight with a large expanse of lawn with a variety of mature trees, shrubs and bushes. Good sized productive area with raised vegetable beds, various patio and seating areas to give the chance to follow the sun or enjoy the shade. There are outbuildings to include a Summer house and stable block. The total plot measures 0.79 acres.

### **Location**

Kilcot and Gorsley are adjoining rural villages located within the Forest of Dean District of Gloucestershire, about two miles west of the Market town of Newent. The rural location benefits from the local Gorsley Goffs Primary School, the renowned pubs The Kilcot Inn and



Roadmaker Inn, local shop and post office, popular coffee house, active Cricket Club at nearby Aston Ingham and bus route and good motorway links to both the M50 and M5.

### **Material information**

Tenure: Freehold

Council tax band: D

Local authority and rates: Herefordshire

County Council £216057 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private - Septic Tank

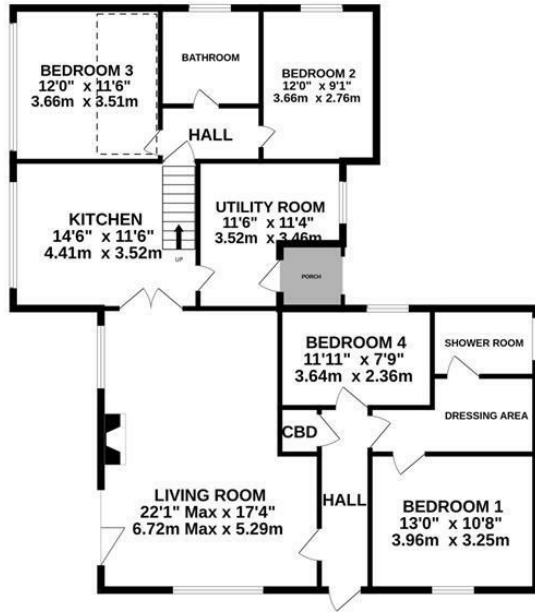
Heating: Wood Pellet biomass

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps

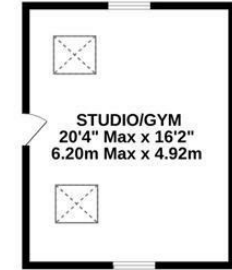
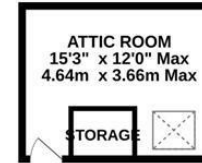
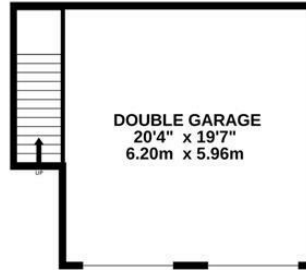
Mobile phone coverage: EE, Vodafone, O2, Three



**GROUND FLOOR**  
1805 sq.ft. (167.7 sq.m.) approx.



**1ST FLOOR**  
511 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2316 sq.ft. (215.2 sq.m.) approx.**

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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