



4 Woodview, Newent GL18 1LU
Guide Price £289,950



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- Family home
- Rural location
- Country views
- Gardens
- Off road parking
- EPC D55
- Tax band C
- Freehold



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Entrance hall

Stairs to the first floor and doors leading off.

Living room

Large space with feature fireplace with inset multi fuel burning stove with back boiler supplying central heating and domestic hot water, rear aspect internal window. Double doors into:

Conservatory

Brick and upvc construction with glass roof, tiled flooring, wall mounted lights, electric heater, rear aspect windows overlooking the garden, double doors to the rear.

Kitchen/breakfast room

A range of base and wall mounted units, cupboards and drawers with work tops over. Handy breakfast bar, one and a half bowl stainless steel sink unit, plumbing and space for washing machine and space for further appliance. Electric oven with hob and extractor over. Tiled flooring. Window to the front aspect over looking the garden, additional window to the side aspect and door to side.

First floor landing

Window to the front aspect and access to loft space.

Bedroom one

Built in wardrobe and airing cupboard, window to the rear aspect offering pleasant outlook over the garden and towards the surrounding countryside.

Bedroom two

Rear aspect window with rural outlooks and views.

Bedroom three

Window to the front aspect.

Bathroom

White suite comprising bath with direct feed shower over and wash basin. Tiled flooring and part tiled walls, frosted window to the front.

WC

WC, frosted front aspect window.

Outside

To the front of the home is a garden mainly laid to lawn with mature beds and enclosed at the front with picket fencing. There is a path to the side which leads around to the front door and also to the gate which in turn leads to the rear garden. The back garden enjoys a patio area, expanse of lawn and has gated access the rear. This leads to workshop/storage shed and the parking area.

Location

The semi rural village of Four Oaks is close to Newent and enjoys wonderful woodland and farmland amongst its surroundings. 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 is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 and M5.

Material Information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £2034.41 - (2024/25)

Electricity supply: mains

Water supply: mains

Sewerage: Shared treatment plant managed by Severn Trent

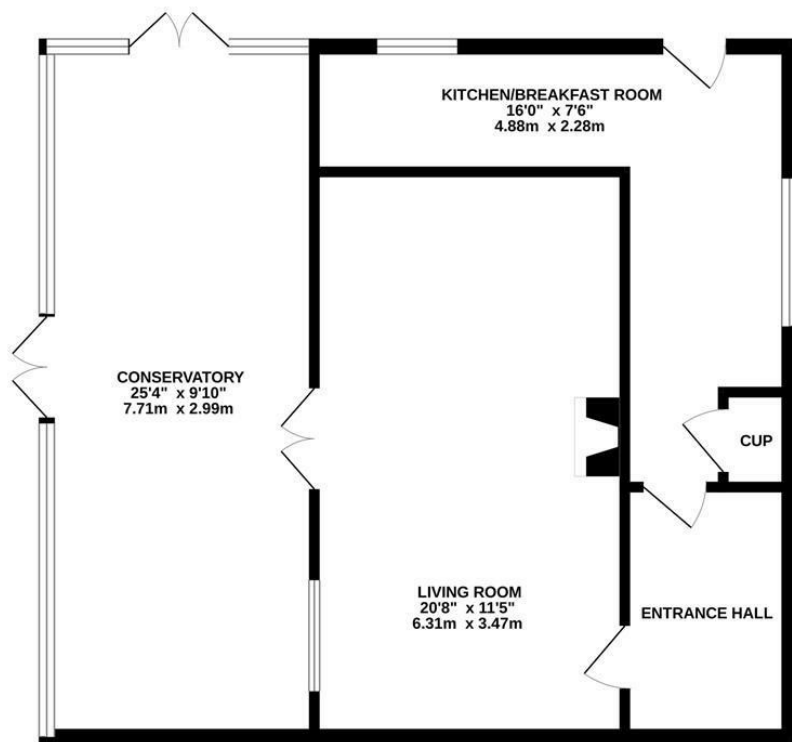
Heating: Solid fuel

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps

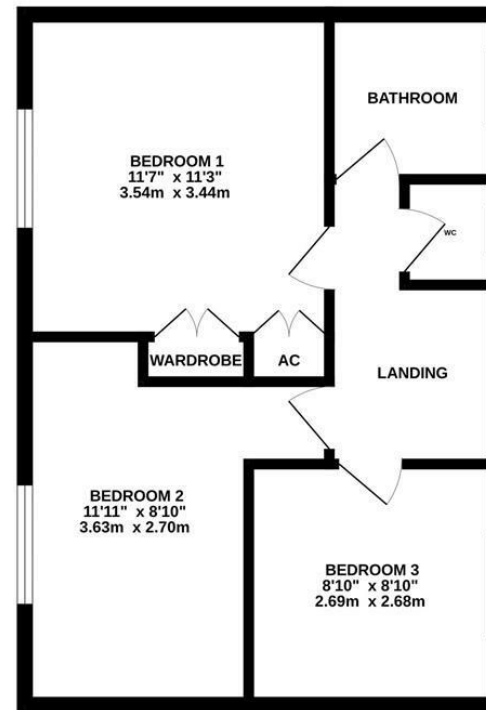
Mobile phone coverage: EE, Vodaphone, Three, O2



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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