



Mon-Sat  
9am - 6.30pm  
1 hour  
No return  
within 1 hour

35

**Oldbury House Court Lane, Newent GL18 1AR**  
**Guide Price £345,000**



# Oldbury House Court Lane, Newent GL18 1AR

- 4/5 bedroom character property
- Quirky and charming features
- Attached commercial premises
- Town centre location
- Enclosed garden
- No chain
- EPC Exempt Grade II listed
- Council tax B
- Freehold

**Guide Price £345,000**



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## Living room

Laminate flooring, feature inset real flame gas fire, stairs leading to bedroom 5/games room, three side aspect and one rear aspect window. Double doors to garden.

## Kitchen

L-shaped, one and a half bowl, single drainer sink unit, a range of base and wall mounted units, inset cooking range, 6 gas rings, electric ovens below, cooker hood above, integrated dishwasher, glass roof atrium allowing an abundance of natural light, a further staircase leads to the first floor.

## Former shower room

All plumbed and ready to be fitted as a shower room.

## Landing

Exposed timbers, stairs lead to the second floor and front aspect sash window.

## Bedroom one

Exposed floorboards, wall and ceiling timbers and a rear aspect sash window.

## Bedroom two

Exposed floor timbers, exposed wall and ceiling timbers, two fitted double wardrobes with hanging rail and shelving, front aspect sash window.

## Family bathroom

White suite comprising bath, fitted shower attachment, separate double shower cubicle and tray, tiled surround, pedestal hand basin, tiled splashback, WC, cupboard housing the gas fired central heating and domestic hot water boiler, rear aspect sash window.

## Second floor landing

Exposed timbers. Door to:

## Bedroom three

Exposed wall and ceiling timbers, front aspect window. Door to:

## Dressing room/nursery

Rear aspect window.

## Bedroom four

Exposed wall and ceiling timbers, rear aspect window.

## Office

Exposed timbers, exposed timber flooring and a front aspect window.

## Bedroom five/Games room

Accessed via staircase off living room. Front and rear aspect windows. Door to:

## Loft storage area

Fully boarded with lighting, limited head height but ample storage.

## Self contained commercial unit

Separate Fully Self Contained Shop - Entrance via Broad Street

Main Shop Area - 6.02m x 3.18m (19'9" x 10'5") - Electric convector heater, storage area, power and lighting, useful cloaks hanging room/storage cupboard, two front aspect bay display windows.

Rear Office - 3.23m x 3.18m (10'7" x 10'5") - Wall mounted electric convector heater, small hand basin, power and lighting, exposed beams. Door to:

Kitchenette - Stainless steel single drainer sink unit, cupboards under, shelving, power.

Cloakroom - White suite comprising close coupled WC, pedestal wash hand basin.

We are advised that the shop has previously been let at £7000 per annum.

## Outside

The property has gardens to the rear measuring 39' x 27' having a large paved patio area, further storage area to the side, steps up to concrete hard standing suitable for the parking of 2/3 vehicles. The rear is accessed via double gates to the rear (off Court Lane), all being very private and enclosed.

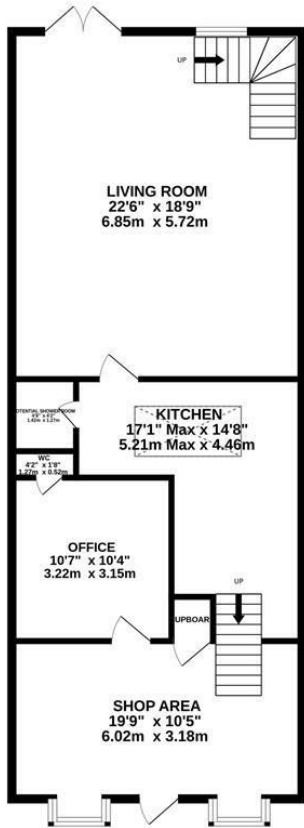
## Location

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.

## Material information



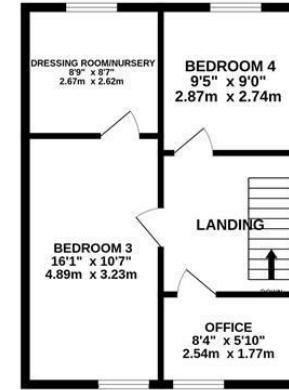
GROUND FLOOR  
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



2ND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 2163 sq.ft. (201.0 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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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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



