



**Hook Cottage Hooks Lane, Newent GL18 1EL**  
**Offers In Excess Of £595,000**



## Hook Cottage Hooks Lane, Newent GL18 1EL

- Detached country home
- Envious gardens
- Far reaching views
- Versatile accommodation
- No onward chain
- EPC D55
- Council tax E
- Freehold



1 High Street, Newent, GL18 1AN

01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

### Offers In Excess Of £595,000

#### Living room

Solid oak front door leads into light and spacious room with large inglenook fireplace with inset wood burning stove, wooden flooring, fully glazed wall and roof to front aspect allowing an abundance of natural light into the room, door to stairs, under floor heating and opening through to further reception area.

#### Reception room

Another bright and airy space with dual aspect windows offering lovely views over the gardens. There is a door to the garden and also sliding door giving access into the wet room.

#### Wet room

Fully tiled walls and wet room safety ceramic tiled flooring, direct feed shower, WC and hand basin, extractor fan and obscured glazed door to the garden.

#### Dining room

Accessed from the living room with dual aspect windows and sliding pocket door into kitchen.

#### Kitchen

Well appointed with a range of base and wall mounted units, stainless steel single drainer sink unit, built in electric oven plus warming drawer and hob with extractor hood over, solid oak worktops with space for further appliances under. Rear aspect window and opening into utility.

#### Utility area

Storage cupboards and drawers. Doors to both the front and rear of the home.

#### First floor landing

Stairs from vestibule off living room lead up to the landing which has three window and doors leading off.



### **Master bedroom**

Generous sized room with built in storage, dual aspect windows plus double doors with "Juliet" balcony boasting enviable views over the gardens and countryside beyond.

### **Ensuite bathroom**

Full suite comprising bath, WC and hand basin. There are dual aspect windows over looking the garden with integral blinds.

### **Bedroom two**

Window to the front aspect.

### **Bedroom three**

Built in storage and window to the front elevation.

### **Bathroom**

Modern white suite comprising "P" shaped bath with direct feed shower over, WC and pedestal hand basin. Tiled flooring and part tiled walls, frosted window to the rear.

### **Laundry room**

Built in airing cupboard with heater and shelving plus fitted units with plumbing for washing machine under.

### **Outside**

One of the standout features of this house is its glorious gardens, perfect for those with a green thumb or for simply enjoying

the outdoors in a tranquil setting. The enviable rural views surrounding the property add to the charm and provide a peaceful backdrop to everyday life. The property can be accessed via pedestrian gate or double gates for vehicles and has resin bound gravel driveway and paths around the garden for parking and easy access. The gardens are well stocked with an array of mature trees, shrubs and plants and boasts garden pond, two raised productive areas, detached workshop (6.75m x 3.70m), garden sheds and an impressive cedar framed greenhouse. The garden is enclosed by hedgerow

### **Location**

Upleadon is a village and civil parish situated on the outskirts of Newent approximately 10.5 km north-west of Gloucester. Soon after the Norman conquest Upleadon became part of the estates of Gloucester Abbey and was recorded as such in the Domesday Book. The village today extends southwards alongside the River Leadon.

### **Material information**

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean district council £2620.46 (2024/2025)



Electricity supply: Mains

Water supply: Mains

Sewerage: Mains drainage

Heating: Oil fired, external boiler, mix of underfloor heating and radiators

Broadband speed: Basic 3 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodaphone, O2, Three



**Ground Floor**  
Approx. 131.6 sq. metres (1416.1 sq. feet)



**First Floor**  
Approx. 71.1 sq. metres (765.1 sq. feet)



Total area: approx. 202.6 sq. metres (2181.2 sq. feet)

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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.



