



**Forge Lane, Newent GL18 1EF**  
**£670,000**



## Forge Lane, Newent GL18 1EF

- No onward chain
- Four bedroom detached family home with double garage
- Generously sized garden measuring in excess of 150 ft in length
- Enviably views across surrounding countryside
- Popular rural location
- Plot measuring approximately 1/3 acre
- Tax band F
- EPC E51

**£670,000**

Situated in a popular rural location, this property offers a tranquil escape from the hustle and bustle of city life. The large garden provides ample space for outdoor activities, whilst the living accommodation offers flexible spaces to accommodate your needs. With no onward chain, this property is ready and waiting.

### Accommodation

Stepping into this spacious family home you are welcomed by a porch with cupboard ideal for housing coats, shoes and such like before leading into the hallway and cloakroom with WC and wash hand basin. The hallway provides access to the study, kitchen, dining room, living room and stairs to the first floor. The study offers a versatile space and would lend itself well to being a playroom or additional bedroom. The kitchen offers

space for a table alongside ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring electric hob. There is also an under counter fridge. Leading through, the utility room offers further storage as well as washing machine and space for tumble dryer and upright/chest freezer. The dining room boasts views over the rear garden and gives access into the living room via sliding doors. The living room stretches the length of the home and benefits from an open fireplace. Completing downstairs, is a brick built conservatory with solid roof which overlooks the rear garden. French doors grant access outside.

### First floor

Taking the stairs, the first floor comprises family bathroom with WC, wash hand



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basin and bath with shower over, four bedrooms, three of which are double with the master benefitting from en-suite bathroom room. All the bedrooms offer built in storage space.

### Double garage

Double garage with power and lighting. Double width electric roller shutter door giving vehicular access and pedestrian door to the rear.

### Outside

Arriving at the property you are greeted by a driveway granting parking for multiple vehicles alongside a lawned area. Accessed via the side gates, the well maintained rear garden measures in excess of 150ft in length and offers a combination of lawned and patio areas accompanied by a variety of mature shrubs, trees and flowers.

### 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: F

Local authority and rates: Forest of Dean district council £3,096.89 (2024/2025)

Electricity supply: Mains

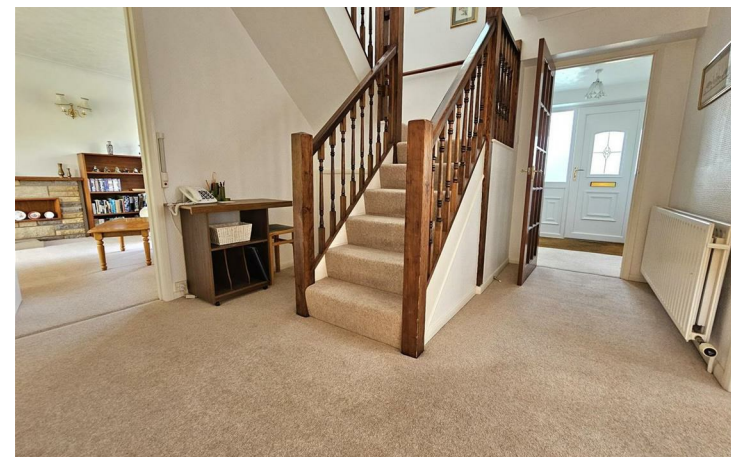
Water supply: Mains

Sewerage: Mains drainage

Heating: Oil fired

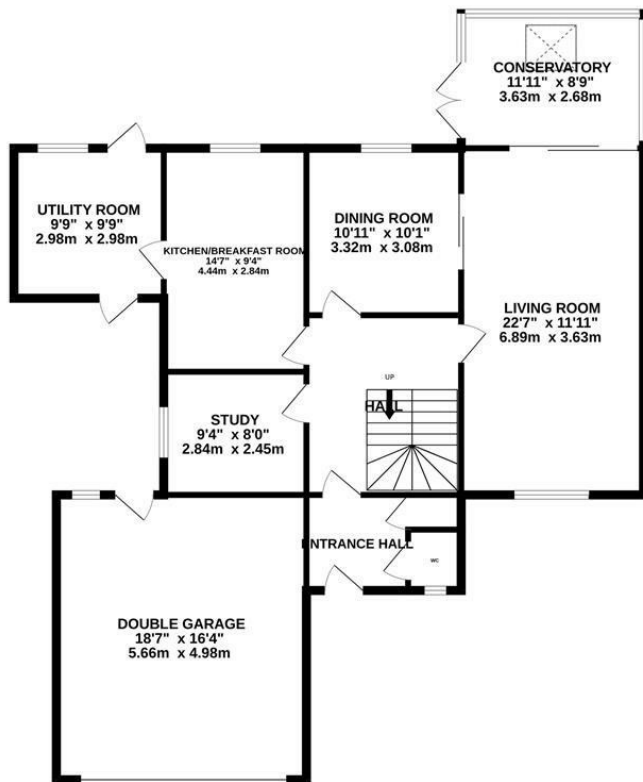
Broadband speed: Basic 1 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

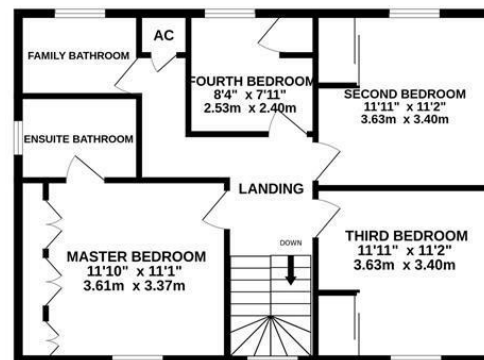




GROUND FLOOR  
1274 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1982 sq.ft. (184.2 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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