



Glengower Shots Lane, Newent GL18 1PA
£795,000



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- Detached country home
- Quiet and rural location
- Half acre plot
- Large detached double garage
- Versatile living accommodation
- Council tax F
- EPC F36

£795,000

Entrance hall

Accessed via solid wood door, there is a window to the side aspect opening into hall and door leading to cloakroom.

Cloakroom and WC

Handy and practical coat and shoe storage space with window to side aspect. Further door leads to the WC with hand basin and window to the rear.

Hall

Generous hallway with stairs leading up to the first floor with cupboard under and doors leading off to the living accommodation.

Study

A great space to work from home with fitted book shelves and dual aspect windows allowing in lots of natural light.

Living room

A large and bright room boasting feature a fireplace with inset electric fire and windows to both side aspects. There are double doors to the conservatory.

Conservatory

A light and expansive addition to the home, with glass roof and double doors leading out to the patio. Outlook over the garden can be enjoyed.

Kitchen/breakfast room

Accessed via the hallway, the breakfast area has a door leading off to the snug and opens up into the kitchen which is well appointed with a range of base and wall mounted units, worktops and space for appliances. There is a window to the side aspect and doors leading to the utility and the dining room.

Snug

A cosy and welcoming room with feature fireplace and window to the front aspect. There are double doors linking to the dining room

Dining room

A generous room with window to the front aspect.



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Utility room

Practical space off the kitchen with work surfaces and ample storage plumbing for washing machine and space for further appliances. There is a door out to the garden and window to rear aspect.

First floor landing

A roof light window provides natural light, various storage cupboards. From the landing there is access to the bedrooms and family bathroom.

Master bedroom

Boasting built-in wardrobes, window to the front aspect with countryside views and door to the ensuite bathroom.

Ensuite bathroom

Suite comprising bath, separate shower enclosure, WC and basin. Frosted window to the front aspect.

Bedroom two

Built-in storage and window to front aspect with rural views.

Bedroom three

Built-in storage, vanity wash basin, window to the rear aspect with outlook over the gardens.

Bedroom four

Built-in wardrobes, window to the rear aspect overlooking the gardens.

WC

Low level WC and wash basin, window to rear.

Bathroom

Suite comprising bath with shower attachment, WC and hand basin. Frosted window to rear.

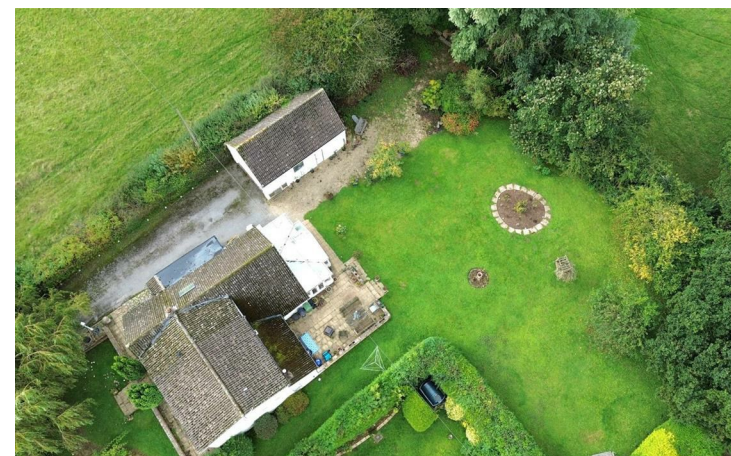
Outside

Gated access from the lane leads to the driveway with ample parking for several vehicles. This in turn leads to the large, detached double garage which has electric roller door to the front and pedestrian door on the side. The garage has been partitioned off into two sections and offers vast potential for a number of pursuits. There is power and lighting and a window to the rear.

To the front of the home is a garden mainly laid to lawn with central wooden arch and surrounded by mature hedgerow and trees. There is a raised patio and seating area at the front of the house. Open access on both sides of the property lead around to the rear garden which boasts a large paved patio area ideal for alfresco dining, a large expanse of lawn dotted with mature tree, shrubs and flowers. The garden is enclosed by hedgerow and bushes and the whole plot measure approximately half an acre.

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: F

Local authority and rates: Herefordshire County Council £3298.24 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private - Septic Tank

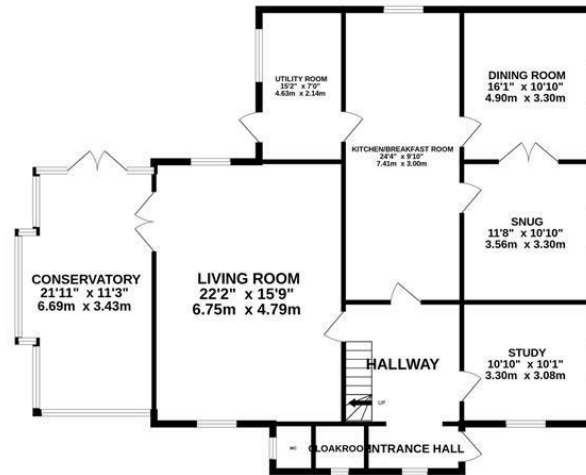
Heating: Oil fired central heating

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps

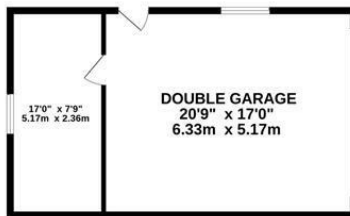
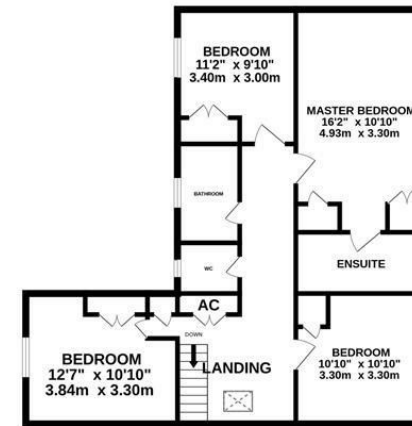
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR
1899 sq.ft. (176.4 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2746 sq.ft. (255.1 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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