



Blaisdon House Aston Ingham Road, Newent GL18 1NP

£495,950



Blaisdon House Aston Ingham Road, Newent GL18 1NP

- Charming country cottage
- Sympathetically Refurbished throughout
- Ample off road parking
- Large gardens approaching 3/4 of an acre
- Character features
- No onward chain
- Tax Band D
- EPC D59

£495,950



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Entrance hall

The cottage is accessed via a wooden front door, painted in stylish French grey with a matching door porch.

WC

New toilet and wash hand basin with cupboard, beautifully finished with bead & butt panelling and Lewis & Wood wallpaper.

Living room

Thumb latch door leads into the generous and light room with double aspect windows and sliding doors to the rear garden. The room boasts a fireplace with inset wood burning stove slate hearth and exposed brick mantle.

Kitchen/diner

The newly fitted original shaker kitchen boasts solid oak worktops, a ceramic Belfast sink, stylish cottage green units and an integrated dishwasher. There is a brand-new electric oven and hob with space left for further appliances. There is a window to the front aspect, above the sink. The dining area provides ample space for a good sized table and enjoys double doors out to the patio.

Utility room

Plumbing and space for washing machine, boiler housing central heating boiler window to the rear and door leading out to gardens.

First floor landing

Ample built-in storage and doors leading off.

Bedroom one

Built-in wardrobes, double aspect windows enjoying views over the grounds.

Bedroom two

Good sized built-in storage space/walk in wardrobe and window to front aspect.

Bedroom three

Built-in wardrobes and window to the front.

Bathroom

Stylishly designed, the new bathroom suite consists of a bead and butt panelled bath with direct feed shower overhead, WC and free standing sink unit with storage. Frosted window to the front aspect.

Outside

Accessed via double gates is a large gravelled driveway with wooden sleepers as edging, offering ample parking for several vehicles. There is the space and potential for garaging/outbuildings subject to necessary permissions. The garden is mainly laid to lawn with a row of mature trees including a variety of fruit trees. There is a patio area off the back of the home with raised brick built beds. The gardens offer vast potential for someone to put their own stamp on and would be ideal for vegetable and fruit growing, keeping animals or creating a great family space. The whole plot measures approximately 3/4 of an acre.

Location

The property is located a stones throw from Aston Ingham with its ever popular cricket & tennis club, the neighbouring communities of Newent & Gorsley, both offer schools and public amenities. In the nearby Forest of Dean you can enjoy many activities such as walking, cycling & canoeing at Symonds Yat to name just a few! This area of Gloucestershire is in close proximity to the Welsh border whilst also offering easy access to the Cotswolds, where there is much to explore.

Material information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2160.57 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: Mains gas.

Broadband speed: Basic 5 Mbps, Ultrafast 1000 Mbps

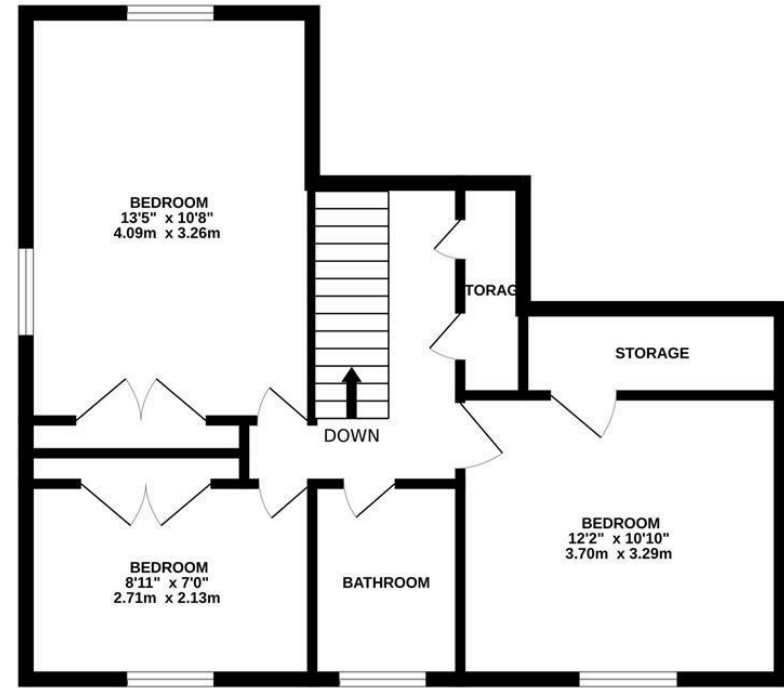
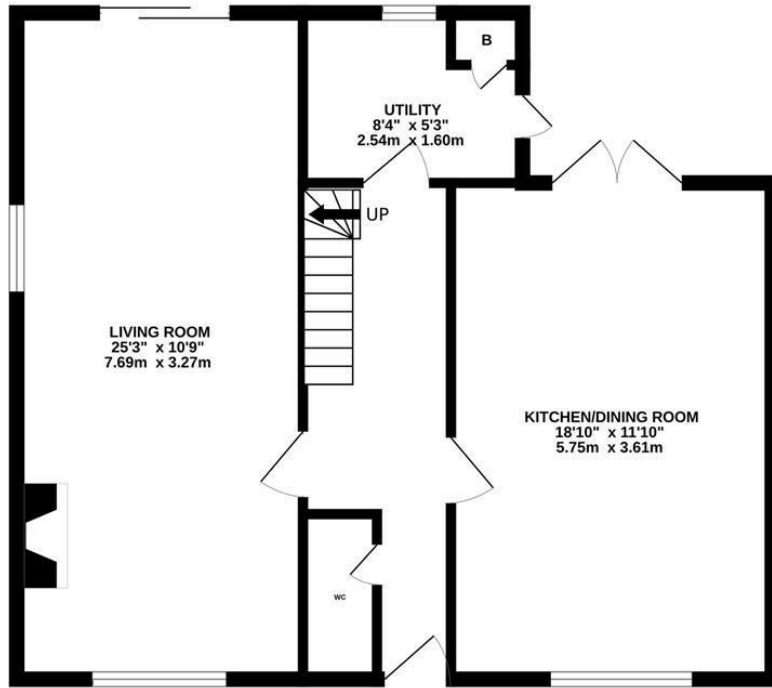
Mobile phone coverage: EE, Vodafone, O2

EPC D59 Some windows and doors have been replaced since EPC was done



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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