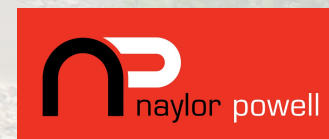




Kilcot Lane, Newent GL18 1NQ
£665,000



Kilcot Lane, Newent GL18 1NQ

• Five bedroom detached family home • Character features • 1.2 acres of land • Spacious and versatile accommodation • Ample off road parking plus outbuildings • Freehold • EPC D63 • Tax Band F

£665,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Entrance hall

As you step inside you are welcomed into the generous entrance hall featuring original flagstone flooring, stairs to leading to the first floor and a door taking you down towards the cellar.

First living room

On the left hand side of the hall is access into the first living room with fireplace with inset wood burning stove, fitted bookshelves and bay style windows to the side aspect.

Second living room

Further into the property you enter into a second spacious living room boasting an open fireplace and bay style windows overlooking the side aspect.

Kitchen / diner and breakfast room

Just off from the entrance hall you step into the open plan kitchen / diner with range cooker and quarry tiled floor which compliments the farmhouse style units. Just off from the kitchen is a breakfast room which includes a Rayburn cooker, additional storage units and doors leading into the conservatory and entrance hall.

Conservatory

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

Rear lobby

To the rear of the property you are met with a passageway leading to the garden, with doors to a Cloakroom including a WC and a wash basin. You then enter into the pantry and utility room with fitted shelving and plumbing for appliances.

First floor

To the first floor are five bedrooms all overlooking the gorgeous garden views two of which features a fireplace and one includes a wash basin. The bedrooms are then served by a family bathroom, a shower room and a WC.

Outside

One of the key features of this beautiful home is the 1.2 acres in expansive ground, formal gardens to the front of the property, outbuildings and a large paddock full of native trees. With entrances from either the rear lobby or the Conservatory you are greeted by a formal garden with flat lawns and a variety

of mature and colourful shrubs complimented by surrounding native trees. The property includes a driveway to the side aspect of the property which leads to further parking with hard standing and outbuildings. Leading from the driveway you enter through towards the paddock full of mature native trees and a stunning view overlooking the country side. The paddock also has an additional gated entrance allowing for vehicle access. The whole plot measure 1.2 acres.

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.

Nearby Newent originally called Noent is a small market town. 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 is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within close driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material information

Tenure: Freehold

Council tax band: F

Local authority and rates: Forest of Dean District Council £3265.04 (2025/2026)

Electricity supply: Mains

Water supply: Mains

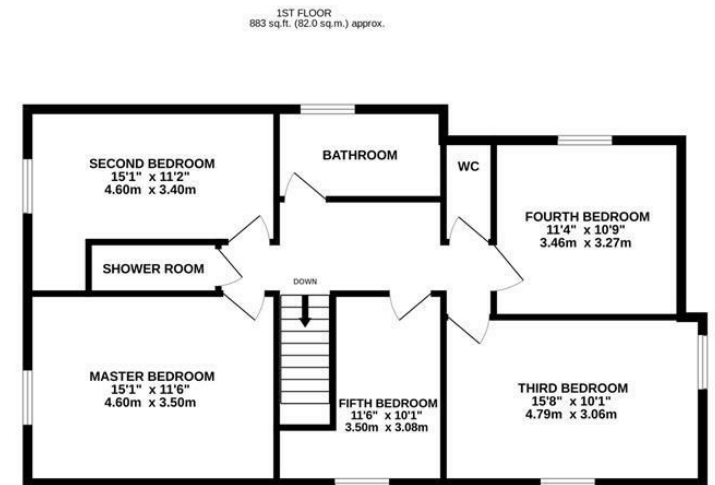
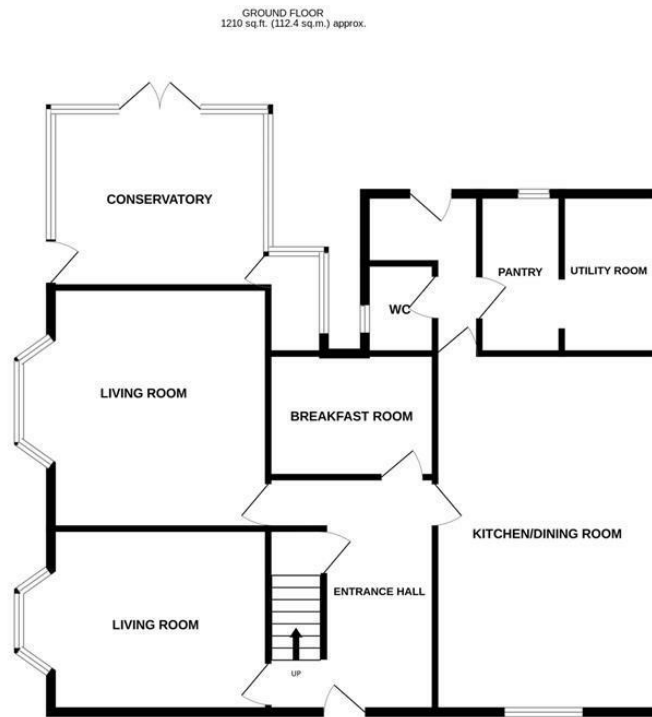
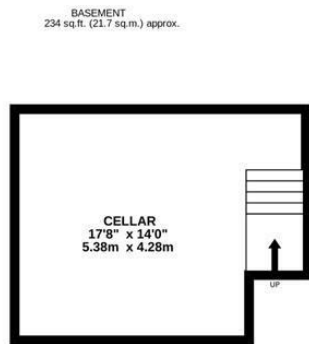
Sewerage: Private septic tank

Heating: Mains gas. Please note a new combi boiler was fitted in January 2025

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three





TOTAL FLOOR AREA : 2327 sq.ft. (216.2 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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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.

