



Blaisdon Cottage Aston Ingham Road, Newent GL18 1NP

£499,950



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- Three bedroom country cottage in the village of Kilcot
- Plot measuring 0.82 of an acre to include meadow and mature fruit trees
- Detached outbuilding with power and lighting
- Character features to include an inglenook fireplace with woodburner
- Ample off road parking accessed via double gates
- EPC D67
- Forest of Dean District Council, Tax Band D - £2,260.41

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Porch

Situated at the front of the home, the pitched roof porch with attractive sage green front door offers a practical area to store coats and shoes.

Living Room

A solid wood door leads through to the living room with timber beams to the ceiling and an attractive stone wall with inglenook fireplace and inset woodburning stove. There are two windows overlooking the front aspect and stairs to the first floor.

Kitchen/Dining Room

Steps lead down to the well-proportioned room with tiled floor and brick-built chimney breast housing the Range style cooker. There is a range of wall and base mounted shaker style white units in a country style. There is space and plumbing for a range of appliances to include

washing machine, dishwasher and fridge/freezer. The gas boiler is located in the corner of the room. There are two windows overlooking the rear garden and a wood and part glazed door leading through to the conservatory.

Conservatory

The fully glazed conservatory with vinyl flooring boasts glorious views over the gardens and French doors leading outside.

Landing

Thumb latch doors leading off to the three bedrooms and bathroom.

Bedroom One

Double bedroom with walk in wardrobe area window overlooking the rear aspect boasting lovely rural views and hatch access to the partially boarded loft.



Bedroom Two

Double bedroom with window to front aspect.

Bedroom Three

Single bedroom with window to front aspect.

Bathroom

The cream suite comprises a corner bath with mixer taps and rainfall shower head over, WC and wash hand basin. A frosted window overlooks the rear of the property.

Outside

The property is accessed off the road onto a driveway from which double gates lead through to further parking area and give access to the grounds. The front garden has slabbed patio which leads to front door and a raised lawn with a variety of mature shrubs and plants enclosed by fencing. The rear garden boasts a established magnolia tree within the lawned area and the garden opens onto the meadow and orchard areas which are mainly grass with various fruit trees a mature willow and some younger saplings. The former stables have electrical and water supply. The whole plot measures 0.82 of 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: D

Local authority and rates: Forest of Dean District Council £2,260.41

Electricity supply: Mains,

Water supply: Mains

Sewerage: Private - Septic Tank

Heating: Mains gas central heating

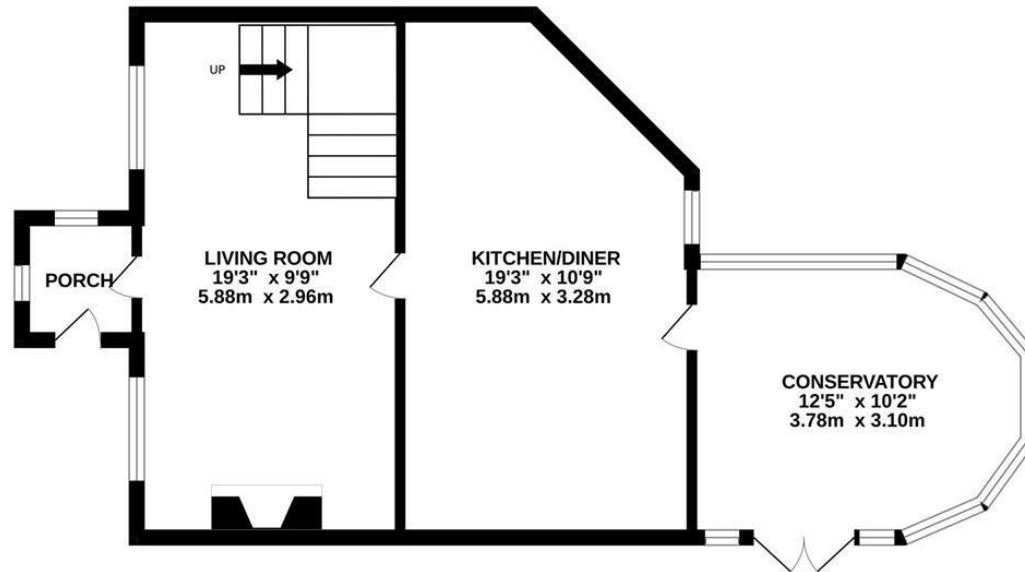
Broadband speed: Basic 7 Mbps, Ultrafast 1800 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

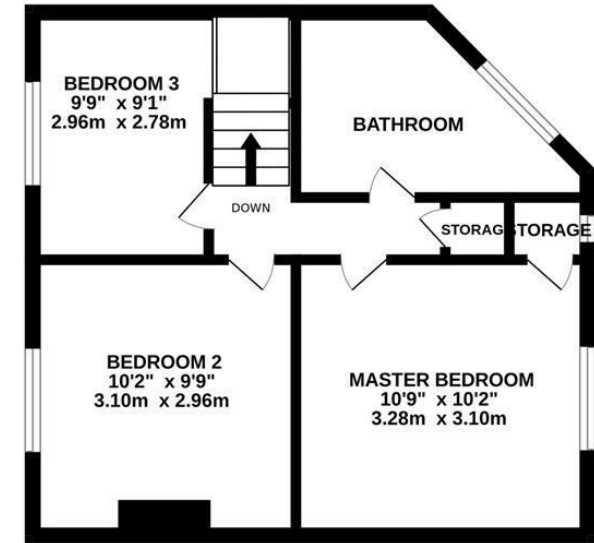




GROUND FLOOR



1ST FLOOR



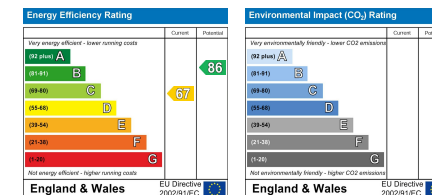
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