



3 The Butts, Newent GL18 1SH
£279,950



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• Peaceful location close to Newent lake • Three bedroom family home • Front and rear gardens and off-road parking • Walking distance to local amenities • Potential rental yield of £975 PCM • EPC C69 • Forest of Dean District Council - Tax Band C, £2,146.81 (2025/26)

£279,950



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Entrance Hall

Accessed via part glazed front door, the hallway has stairs to first floor with storage under and a door leading into the kitchen.

Kitchen/Diner

Well appointed kitchen with floor and eye level storage, rolled edge work tops, breakfast bar, single drainer, stainless steel sink unit, space for range style cooker, space for further appliances, windows to side and rear. In the dining area there are double doors to conservatory and archway opening into the living room creating an open plan feel.

Living Room

Generous living room with large window to front aspect.

Conservatory

Stretching the width of the property, the conservatory which has an insulated and plastered ceiling, allows in an abundance of natural light and has double doors out to the decked area and rear garden.

First Floor Landing

On the landing there is a window to the side aspect, access to loft space and doors leading to bedrooms and family bathroom.

Bedroom One

Window to the rear aspect.

Bedroom Two

Window to the front aspect.

Bedroom Three

Window to the front aspect.

Bathroom

Suite comprising bath, WC and wash basin with frosted window to rear aspect.

Outside

To the front of the property the garden is predominately laid to lawn with path to front door and side gate.

Gated side access leads around to the good sized rear garden where there is a pathway with lawn area to either side, various flower beds and borders, raised decked area off the conservatory all enclosed by fencing surround. Gated access to hard standing with parking for one vehicle.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a variety of independent shops and eateries, a small supermarket and a large picturesque lake. Newent is served by three schools, doctors surgery and dentist, Sports & Leisure Centre. There are excellent motorway links to the M50 & M5.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates: Forest of Dean District Council - £2,146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

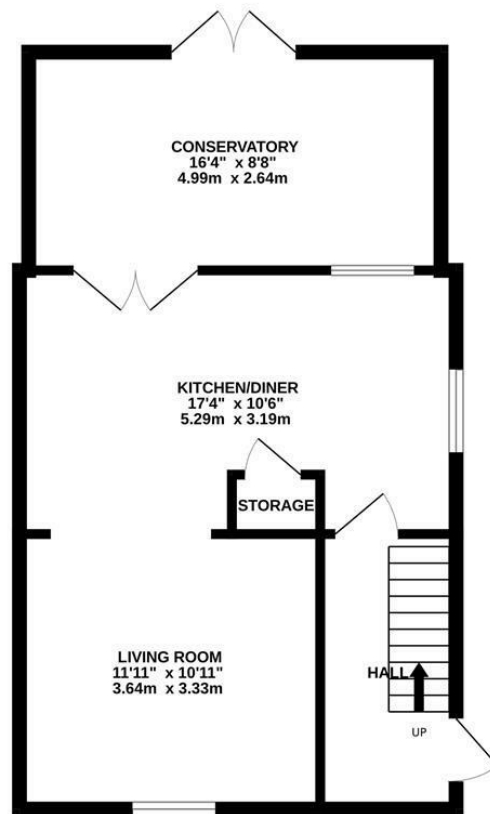
Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

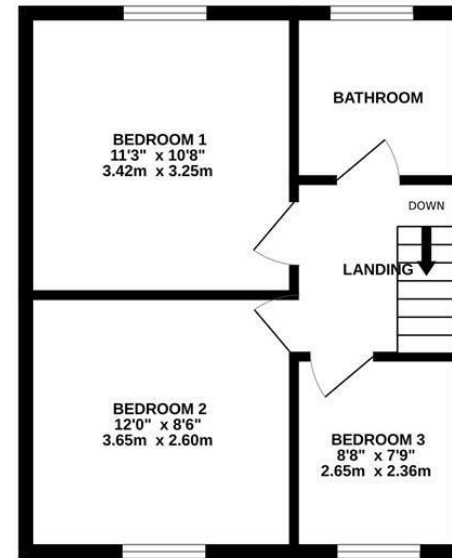
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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