



Redwood House
High Street | Newent | Gloucestershire | GL18 1AN

STEP INSIDE

Redwood House

This magnificent, six bedroom Georgian residence sits in large, mature, landscaped gardens a short, level walk from the historic heart of Newent, a popular Gloucestershire market town surrounded by beautiful countryside.

Originally the Rectory, this splendid, attached Eighteenth Century property exudes the elegance and charm of its era, yet it has been tastefully and sympathetically updated to prove a comfortable, contemporary family home. The beautifully presented accommodation, extending to just over 4000 sq ft, includes two generous reception rooms, a stylish kitchen/breakfast room, six bedrooms, three of them with ensuites, a family shower room and a luxurious, one-bedroom, self-contained lower ground floor apartment, ideal for extended family or lettings income.

For a town house, Redwood House enjoys an unusually large, level plot of 0.38 of an acre, with a secluded, landscaped rear garden and a generous front courtyard with ample parking and a modern, tandem garage. In an exceptionally convenient location, the house sits just off Newent High Street, where its gardens back onto beautiful Newent Lake, a public park which was once the grounds of the manor house, Newent Court.

Practically on the doorstep is Newent's charming and historic town centre, known for its wealth of Medieval and Elizabethan timber-framed buildings. Newent offers a choice of independent shops, cafes and pubs. Further amenities include a supermarket, schools, library and doctors surgery.

The town is located in an attractive part of west Gloucestershire, with nearby May Hill, the Malvern Hills, the Forest of Dean and the Wye Valley providing wonderful opportunities for walkers and outdoor enthusiasts.

For commuters or those seeking some city life, Newent is well located for access to Gloucester (9 miles distant) and to the Regency Spa town of Cheltenham (16 miles). From Gloucester there are direct trains to London, Birmingham and Bristol.

Step inside

Creating a "wow" first impression, Redwood House has a handsome, symmetrical, red-brick façade, with five large windows and the main entrance door set under a central portico, approached up a flight of stone steps.

Inside, the sense of grandeur continues, with the main part of the house enjoying superb proportions and exhibiting some wonderful period and period-style features. Foremost amongst these are the four stained glass windows which flood the central, double-height reception hallway with natural light and are believed to have originated from Gloucester Cathedral. The house has been refurbished sympathetically and to a high standard and other original and replaced features include sash windows with wooden shutters, cornicing, deep skirting boards, cast iron radiators and seven-panel doors with decorative wooden surrounds.





To one side of the spacious reception hallway, a beautiful staircase with painted, turned spindles and handsome newel posts sweeps up to a galleried landing. A doorway ahead leads to a magnificent, light-filled living room with four sash windows set in a large bay overlooking the back garden. For cosy winter evenings, there is a wood burning stove set in a fireplace with a decorative surround and polished slate hearth.

The ground floor rooms are well-laid out for family living, with a formal dining room leading off from the living room. The dining room then leads through to the kitchen/breakfast room, which can also be accessed directly from the reception hallway. The elegant dining room has two deep sash windows overlooking the rear garden. Set between them is a grand door which opens to steps that lead down to a paved patio stretching along the rear of the house – a wonderful outdoor entertaining space.

Next door to the dining room, the stylish, contemporary kitchen is flooded with light from its two large south-facing windows. The well-fitted, L-shaped kitchen includes an island/breakfast bar for informal family meals.

The ground floor accommodation also includes a downstairs cloakroom off the entrance hallway. The bedrooms are laid out over two floors, with three generous double bedrooms off the first floor landing all having luxury ensuite shower rooms. The principal bedroom also benefits from a dressing room. On the second floor, there are three further bedrooms and a shower room, plus a study, a kitchenette and a further useful room which currently serves as WC, utility and laundry room.



On the lower ground floor there is a beautifully presented, no-expense-spared, self-contained apartment which is tanked and benefits from good ceiling heights, lots of natural light and underfloor heating. The apartment can be accessed via a staircase from the entrance hallway in the main part of the house but also has its own independent access from the front driveway. The accommodation comprises a sleek, modern kitchen/diner; a utility room; a shower room, a charming bedroom with a barrel ceiling and a lovely, light-filled living room with three high level windows and a door to steps leading to the rear garden. The apartment, created by the current owner, is ideal for dependant relatives or could be used to generate additional income as a permanent let or Air BnB. .







STEP OUTSIDE

Redwood House

The fantastic, long rear garden is landscaped and well-maintained and features a large area of level lawn, colourful shrub borders and a backdrop of magnificent mature trees. The garden is well-fenced and has a high degree of privacy. Running along the back of the house is a paved patio, which makes a lovely spot for relaxing and outdoor entertaining. Alongside the patio is a large and useful garden shed/workshop and a wood store.

At the front of the house, there is a large courtyard with ample off-road parking space. There is also a modern, detached tandem double garage.



Redwood House High Street, Newent

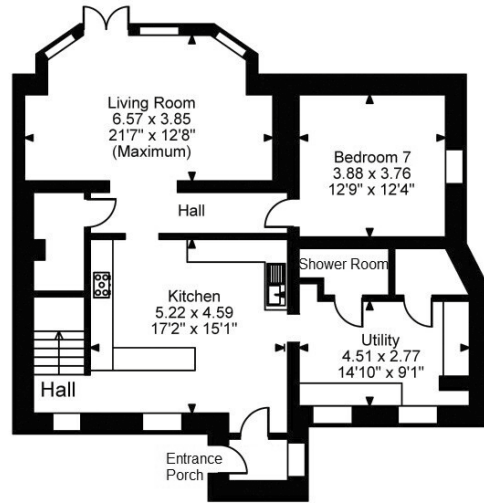
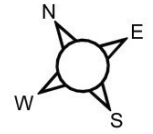
Approximate Gross Internal Area

Main House = 4206 Sq Ft/391 Sq M

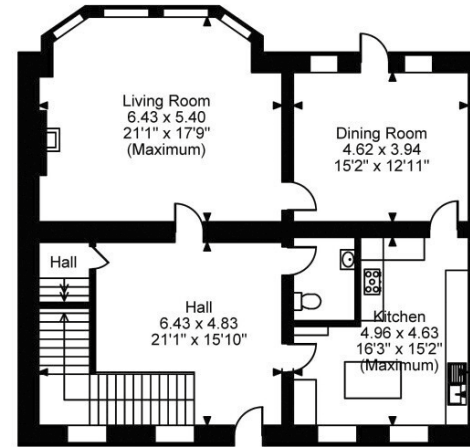
Garage = 370 Sq Ft/34 Sq M

Outbuilding = 177 Sq Ft/16 Sq M

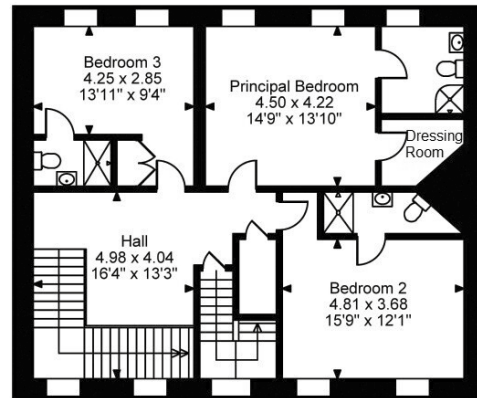
Total = 4753 Sq Ft/441 Sq M



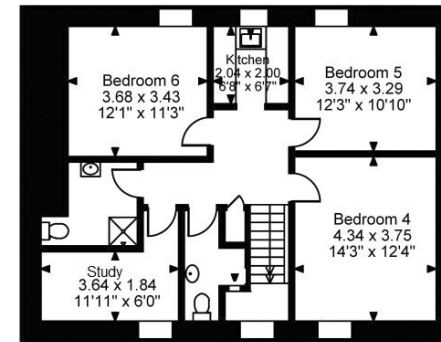
Lower Ground Floor



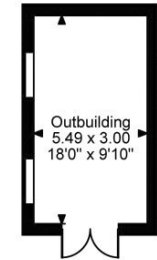
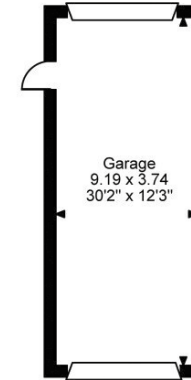
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

			73 C
		58 D	

Tenure: Freehold
Tax Band: F

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Archer & Co (Ross-on-Wye) LTD. Trading As: Fine & Country Ross-on-Wye, Company No: 12655231. Registered Office Address: 52 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY. Printed 01.10.2024



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Fine & Country Ross-on-Wye
52 Broad Street, Ross-on-Wye, Herefordshire HR9 7DY
01989 764141 | ross@fineandcountry.com

