



Three Oaks  
Southend Lane | Newent | Gloucestershire | GL18 1JD

# STEP INSIDE

## The Old Coach House

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An immaculately presented home with four generous bedrooms and four bathrooms, constructed in 2019 and located less than a mile from all the amenities Newent town centre has to offer. The property features eco-friendly solar panels and modern luxuries such as underfloor heating. Set around a low-maintenance garden to the front, it also includes a stylish 'party barn' for entertaining.

### Location and situation

Nestled in the north-west corner of Gloucestershire, the historic market town of Newent offers a blend of rural charm and practical convenience. Surrounded by rolling countryside, picturesque woodland, and open green space, it's perfect for those seeking a quieter lifestyle without compromising on amenities. The town itself offers a wide range of local facilities including independent shops, a supermarket, doctors' surgery, library, leisure centre, cafes and pubs. There is a well-regarded secondary school, and nearby attractions such as the renowned Three Choirs Vineyard. For outdoor enthusiasts, the Forest of Dean is just 9 miles away, offering miles of walking and cycling trails through ancient woodland.

Newent is exceptionally well positioned for access to larger centres: Gloucester is 11 miles away and Cheltenham is 18 miles, with the M50 (3 miles) providing quick links to the M5. The area is ideal for families, with excellent schooling options nearby. Grammar schools in Gloucester, including The Crypt School, Sir Thomas Rich's, Ribston Hall and Denmark Road High School. For independent education, The King's School in Gloucester (11 miles) and Cheltenham College (18 miles) are easily reached. Combining natural beauty, excellent connectivity and a strong sense of community, Newent and its surrounding villages remain a sought-after location for those looking to enjoy the best of Gloucestershire living.

### Step Inside

Constructed in 2019, Three Oaks is a generous property designed for modern living and comfort. While a dormer bungalow in style, its full two-storey layout offers spacious and versatile accommodation across both floors—ideal for families but also futureproofed for ground-floor living if required.

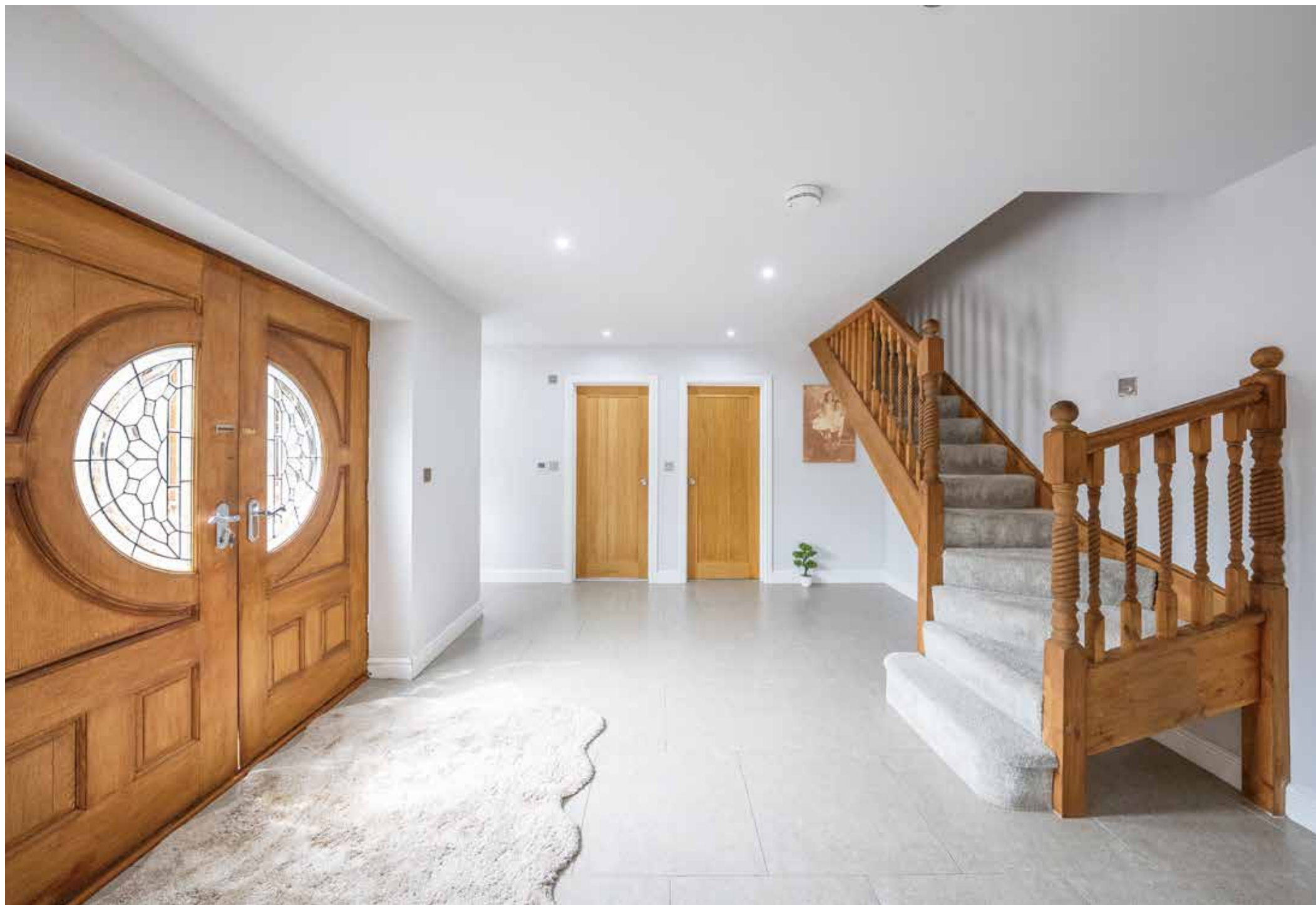
A pair of grand double doors opens into a wide entrance hall with a central staircase, giving access to both the main living quarters and a dedicated ground floor bedroom wing. The thoughtful layout ensures the sleeping accommodation is entirely separate from the main living areas.

At the heart of the home is a superb kitchen, featuring tasteful modern cabinetry wrapped around a central island with a breakfast bar. A double Belfast-style sink adds charm and character, complemented by integrated modern conveniences including a wine cooler, dishwasher, and an American-style fridge freezer. A Leisure Range Cooker is also included in the sale. A large walk-in pantry adds practical storage, and there is ample room in the kitchen for a family-sized dining table.

Just off the kitchen, a well-equipped utility room includes an integrated washing machine, dryer, oven and a four-ring hob. From the dining area, a door opens into the sitting room, where three large windows allow natural light to pour in.

Upstairs are two enormous double bedrooms, both with en-suite facilities, accessed from a spacious central landing.







# SELLER INSIGHT

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“It was the quiet setting with far-reaching views that first attracted us to Three Oaks,” say the owners of this self-build dormer bungalow. “Being one of the last properties on the southern edge of Newent, with nothing but open fields and expansive views beyond, gave us a real sense of countryside living—yet with the convenience of being able to walk into town.”

The property has a contemporary feel and was thoughtfully designed to offer both privacy and comfort. Energy-efficient features such as solar panels, underfloor heating, and double glazing contribute to its practicality and sustainability. “Gated and entirely self-contained with its own amenities, we built it to our own specification to ensure it felt private, comfortable, and offered a seamless flow between indoor and outdoor spaces,” say the owners. “We also wanted ample parking and generous outdoor space—which the property offers in abundance.

Geared towards both family life and entertaining, all four bedrooms—two on the ground floor and two at dormer level—feature en suite shower rooms. “We also created a large games room with a mini bar in a separate outbuilding. This space could easily be converted into a garage, as it already has double doors.” They add, “the large kitchen-diner is perfect for entertaining—it’s where everyone naturally gathers. The centre island with marble tops is a real focal point and always draws people in. The separate utility kitchen is incredibly useful, whether for everyday use or when catering for larger groups, making it ideal for big family gatherings—especially at Christmas with the grandchildren.”

“We love the garden—it gets sunshine all day, starting at the back and moving around to the patio, which is a real suntrap. The lawn to the side is bordered by a laurel hedge that will offer full privacy once mature, and the whole garden is beautifully lit in the evenings. You can hear children playing at the nearby school and sports fields, which gives a lovely sense of community.” All this just 10 minutes from town with a bus stop and post box at the end of the lane. “It’s a quiet spot, mostly retired neighbours with a few younger families—just a really nice balance.” Three Oaks offers an ideal base for exploration and commuting, with the Malvern Hills and Wye Valley National Landscape areas, Bristol, Cardiff, Birmingham, Gloucester, Cheltenham all easily accessible.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















# STEP OUTSIDE

## The Old Coach House

A gated entrance opens to generous off-road parking for several vehicles. The gardens are low maintenance and arranged mainly to the front and side of the property, which has been thoughtfully positioned towards the rear of its plot to enjoy a good degree of privacy from neighbouring homes. To the side, a level lawn complements a spacious terrace—ideal for entertaining or al fresco dining. In one corner, a superb outbuilding—affectionately known as the ‘party barn’—includes a built-in bar, perfect for hosting friends and family.

Less than a mile from the market town of Newent, the property’s manageable gardens and convenient location will appeal to retirees, families, professionals, or those seeking a lock-up-and-leave lifestyle.

### Directions

W3W: alike.stepping.gravel





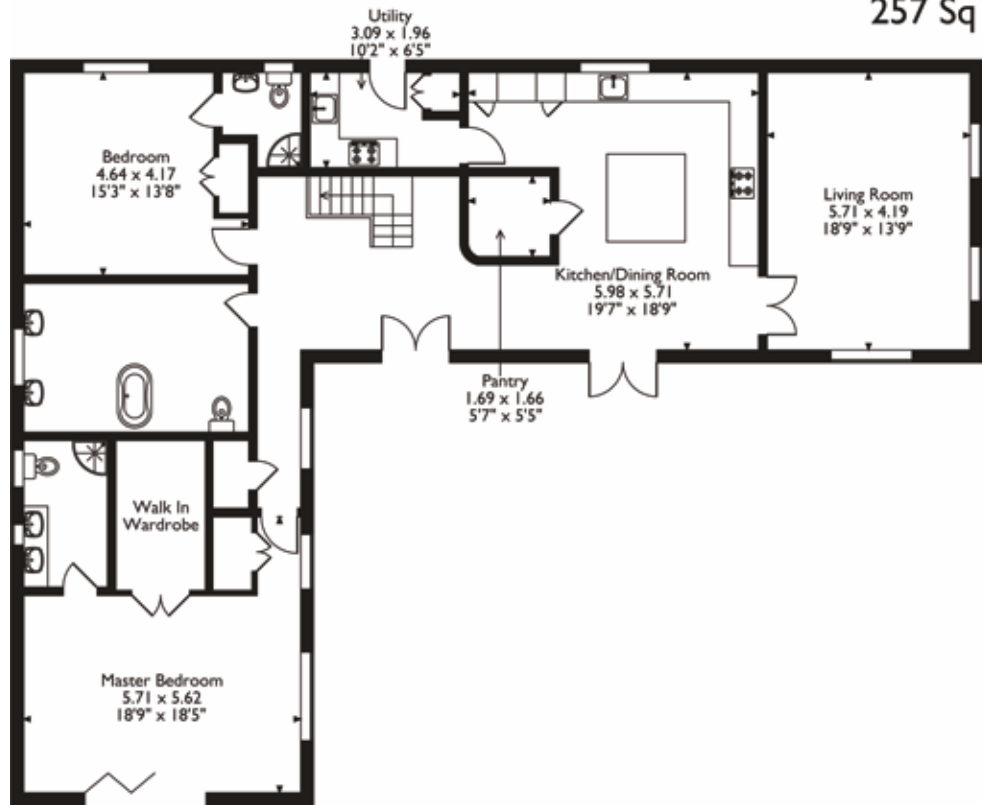




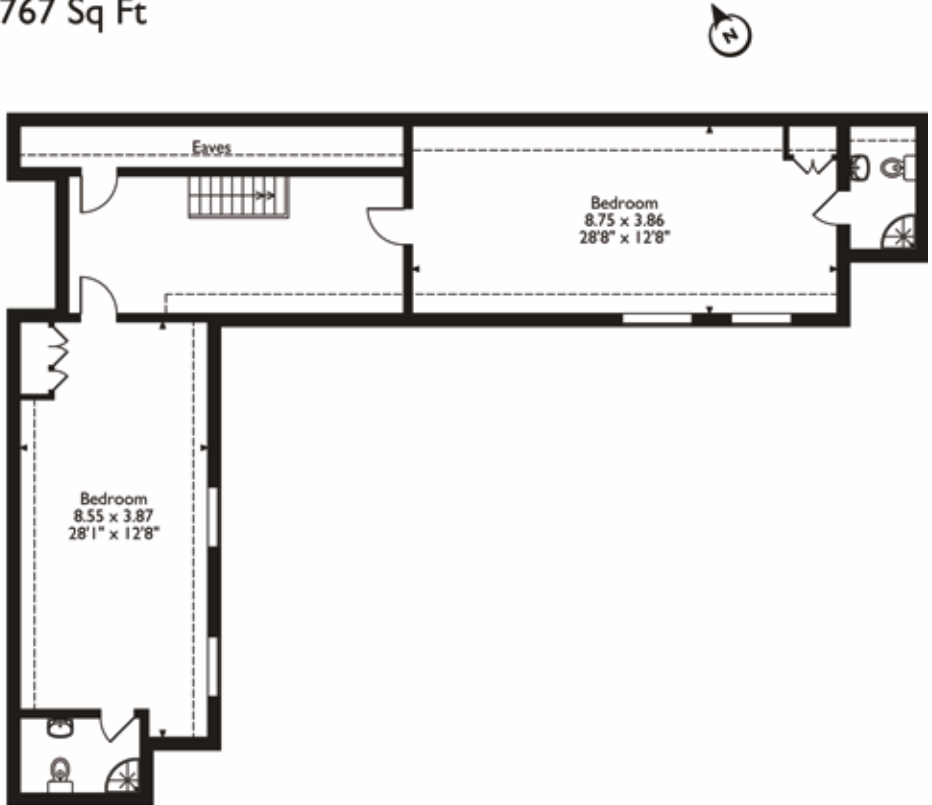




Approximate Gross Internal Area  
257 Sq M/2767 Sq Ft

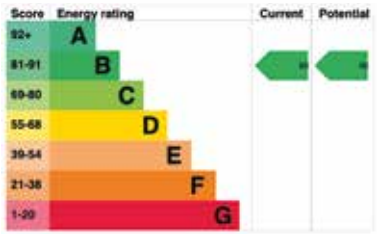


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Council Tax Band: E  
Tenure: Freehold

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