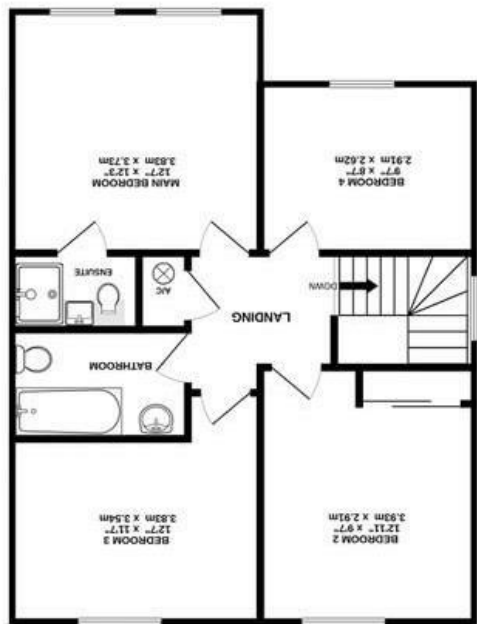
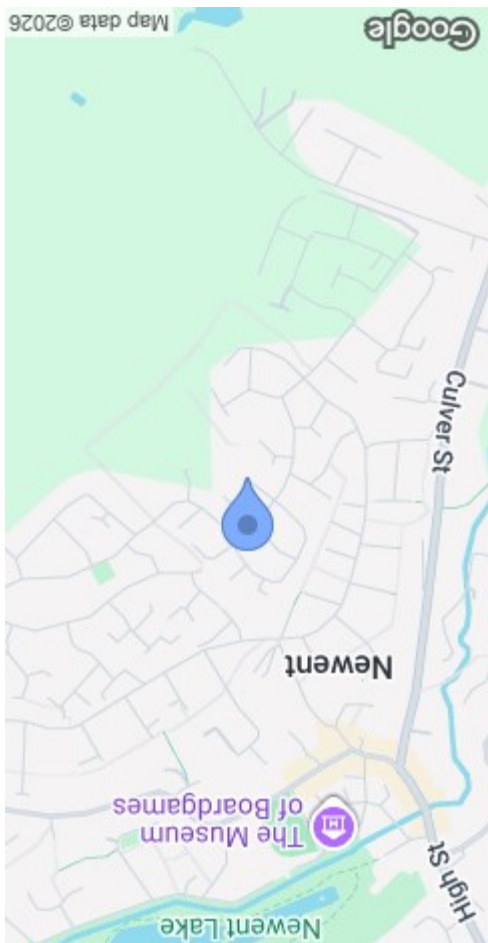


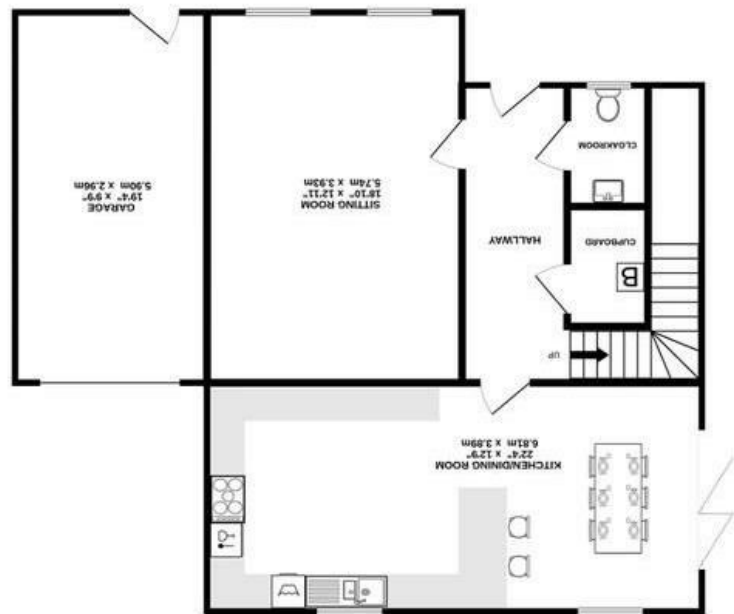


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																										
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>10-35</td></tr> <tr><td>B</td><td>36-47</td></tr> <tr><td>C</td><td>48-62</td></tr> <tr><td>D</td><td>63-77</td></tr> <tr><td>E</td><td>78-90</td></tr> <tr><td>F</td><td>91-100</td></tr> </table>	A	10-35	B	36-47	C	48-62	D	63-77	E	78-90	F	91-100
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1ST FLOOR 684 sq ft. (63.5 sq m.) approx.



GROUND FLOOR 899 sq ft. (83.6 sq m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and other areas 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 is made with respect to their operation or efficacy and the green.



77 Meek Road
 Newent GL18 1DX

Guide Price £415,000

ENJOYING THE LARGEST PLOT ON THE DEVELOPMENT IN AN END OF CUL-DE-SAC LOCATION ENJOYING VIEWS OVER PARKLAND is this SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, GARAGE and OFF ROAD PARKING.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Enter the property via double glazed composite front door into:

ENTRANCE HALL

Engineered oak flooring, single radiator, turning staircase leading off. Door to walk-in understairs storage cupboard with shelving and storage, housing the Potterton gas-fired boiler.

CLOAKROOM

6'2 x 4'10 (1.88m x 1.47m)

Wash hand basin with mixer tap, WC, single radiator, tiled splashbacks, spotlighting, front aspect frosted window.

LOUNGE

19'2 x 12'5 (5.84m x 3.78m)

Two radiators, thermostat control, BT Open Reach point, two front aspect windows overlooking open parkland.

KITCHEN / DINING / FAMILY ROOM

22'4 x 12'8 (6.81m x 3.86m)

The kitchen comprises of a range of base and wall mounted units with granite work surfaces, one and a half bowl Belfast sink unit with mixer tap, plumbing for washing machine, integrated fridge / freezer, integrated dishwasher, under counter water softener. Cuisine Master five ring range oven with extractor fan over, under unit spotlighting, ceiling spotlighting, kick board level lighting, two rear aspect windows, side aspect bi-folding doors to the gardens, modern panelled radiator. The dining area has engineered oak flooring.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard with hot water tank, slatted shelving and storage space, side aspect window.

MASTER BEDROOM

12'5 x 12'3 (3.78m x 3.73m)

Thermostat control, single radiator, TV point, telephone point, two front aspect windows with open outlook over parkland and countryside beyond. Door to:

EN-SUITE

6'4 x 3'9 (1.93m x 1.14m)

Suite comprising walk-in double shower cubicle accessed via sliding glazed screen with

inset detachable shower system, vanity wash hand basin with mixer tap and cupboard below, built-in WC, chrome heated towel rail, shaver point, tiled splashbacks, extractor fan, inset spotlighting.

BEDROOM 2

12'9 x 9'6 (3.89m x 2.90m)

Built-in mirrored double wardrobe, single radiator, rear aspect window.

BEDROOM 3

12'7 x 9'2 (3.84m x 2.79m)

Single radiator, rear aspect window.

BEDROOM 4

9'6 x 8'6 (2.90m x 2.59m)

Single radiator, front aspect window with views over parkland and countryside beyond.

BATHROOM

9'2 x 5'7 (2.79m x 1.70m)

Suite comprising panelled bath with inset detachable shower system over, WC, wash hand basin with cupboard below, tiled floor and splashbacks, chrome heated towel rail, extractor fan, inset spotlighting.

OUTSIDE

The property has two / three off road parking spaces, driveway and gravelled area which leads to:

ATTACHED SINGLE GARAGE

19'7 x 9'8 (5.97m x 2.95m)

Accessed via up and over door, power and lighting, double glazed personal door.

The front garden area is laid to lawn with purple slate. There are further beds planted with shrubs and bushes and it is all enclosed by low fencing, enjoying the views over the open parkland. There is a bin storage area and a canopy area over the front door and gated access to the back garden from the front and side parking area. The property enjoys the largest plot on the entire estate, which is mainly laid to lawn with planted borders, outside lighting, large wooden built workshop, mature Oak tree providing dappled shade on a hot day. The gardens are enclosed by wooden panelled fencing and measure approximately 70' x 70' maximum.

AGENT'S NOTE

The Oak tree in the rear garden has a Tree Preservation Order and the owners have had the tree inspected in 2024.

SERVICES

Mains gas, electricity, water and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then the second left into Meek Road. Proceed along and turn left opposite Drovers Way, where the property can be located at the end on the right hand side, as marked by our "For Sale" board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.