



High Street, Newent GL18 1TF
£285,000



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• Well presented four bedroom family home • Close to amenities and Newent lake • Off road parking plus garage • En-suite to Master bedroom • Extended accommodation • Low maintenance rear garden • EPC (tbc) • Forest of Dean district council Tax band B - £1,970.01 (2026/27)



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

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Entrance Hall

Stairs leading up to first floor and doors leading off to ground floor accommodation.

Kitchen

A well appointed kitchen with a range of floor and eye level units along with space for washing machine, fridge/freezer and cooker. There is a single drainer sink unit and window to the front aspect.

Living Room

A generously sized living room with an opening leading to the dining room.

Dining Room

Dining room with Velux roof light window and French doors leading out to the rear garden.

Bedroom Two

Double bedroom with built in wardrobes and a window to the rear aspect.

Bedroom Three

Double bedroom with built in storage and windows to the front aspect

Bedroom Four

Window to the front aspect.

Shower Room

A well appointed shower room with a white suite comprising shower enclosure with electric shower unit, WC and wash hand basin.

Bedroom One

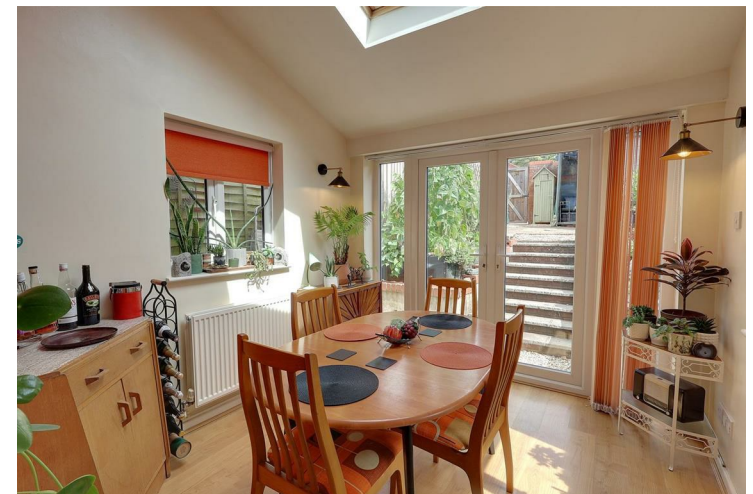
Located on the second floor is a double bedroom with a window to the rear aspect and a Velux window.

En-suite Bathroom

White suite comprising bath, WC and wash hand basin.

Outside

The rear garden has steps with planted borders leading up to a patio area with a



summerhouse situated in the corner and a gated access leading out the back. There are a variety of herbs and vegetables planted within the borders. There is a parking space and single en bloc garage at the rear of the house.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean

District Council - £1,970.01 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband speed: Basic 18 Mbps,

Superfast 80 Mbps

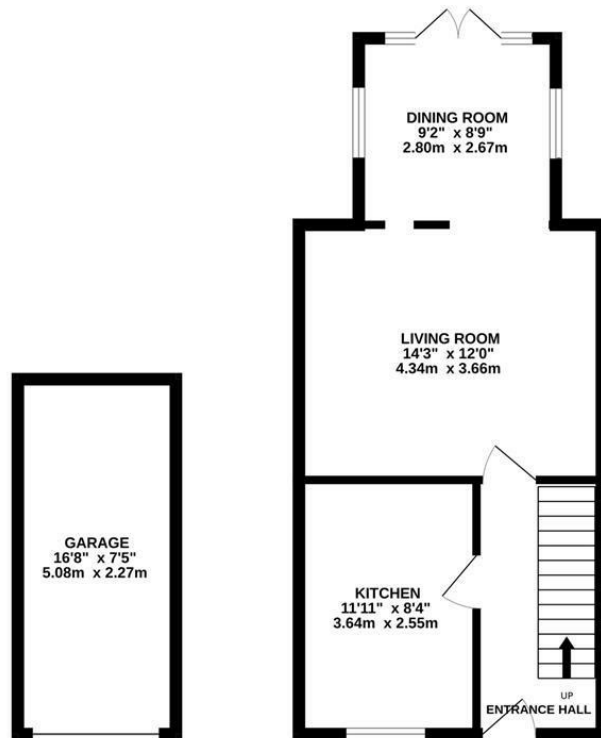
Mobile phone coverage: EE, Vodafone,

O2, Three

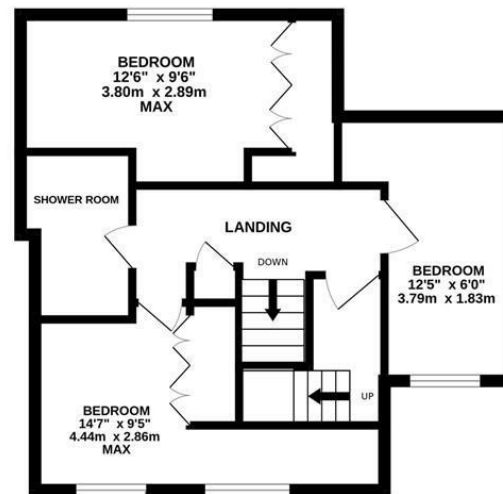




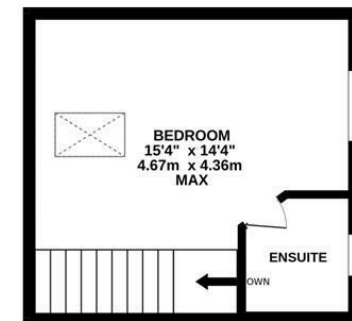
GROUND FLOOR



1ST FLOOR



2ND FLOOR



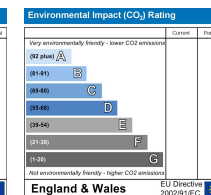
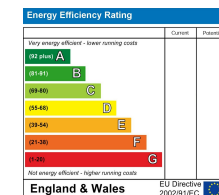
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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