



Sunnybank Ross Road  
Kilcot, Newent GL18 1NJ

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Sunnybank Ross Road

## Kilcot, Newent GL18 1NJ

Guide Price £399,950

**A FOUR DOUBLE BEDROOM DETACHED COTTAGE having TWO RECEPTIONS, situated in a PLOT OF 1/5TH OF AN ACRE, SOUTH FACING TO THE FRONT, AMPLE PARKING, DETACHED DOUBLE GARAGE / WORKSHOP situated within EASY REACH OF THE MARKET TOWN OF NEWENT.**

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office and coffee house, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.





Entrance via half glazed door through to:

### **SITTING ROOM**

**14'6 x 9'7 (4.42m x 2.92m)**

Radiator, under stairs storage space, front aspect window overlooking the gardens, stairs to the first floor.

### **LOUNGE**

**21'8 x 11'11 (6.60m x 3.63m)**

Stone fireplace with raised hearth, inset gas fire, radiator, coving, front aspect window, double glazed sliding patio doors through to the front with a private outlook onto the gardens and mature trees.

### **DINING AREA**

**9'8 x 8'1 (2.95m x 2.46m)**

Built-in cupboard with shelving, ceiling beams, front aspect window overlooking the gardens and onto mature trees.

### **KITCHEN / BREAKFAST ROOM**

**15'5 x 10'5 (4.70m x 3.18m)**

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, four ring gas hob, cooker hood above, built-in pantry cupboard with shelving, breakfast bar, plumbing for washing machine, double radiator, tiled flooring, rear aspect window with a private outlook onto open fields. Opening through to:

### **UTILITY**

**7'6 x 7'5 (2.29m x 2.26m)**

Wall mounted gas-fired central heating and domestic hot water boiler, double radiator, built-in broom cupboard, tiled flooring, side and rear aspect windows with a private outlook over the surrounding fields, half glazed UPVC door through to the side.

### **CLOAKROOM**

Low-level WC with corner wash hand basin and tiled splashback, side aspect frosted window.

FROM THE SITTING ROOM, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.







## LANDING

Single radiator, south facing front aspect window overlooking the garden and mature trees.

## MASTER BEDROOM

**12'0 x 11'6 (3.66m x 3.51m)**

Single radiator, large built-in double cupboard with fitted shelving via sliding doors, access to roof space, front and rear aspect windows with an outlook to the rear over open fields.

## BEDROOM 2

**15'9 x 9'9 max (4.80m x 2.97m max)**

Range of built-in bedroom furniture to include wardrobes, drawers, cupboards, shelving areas etc., single radiator, access to roof space, front aspect south facing window.

## BEDROOM 3

**10'5 x 10'5 (3.18m x 3.18m)**

Single radiator, built-in double wardrobe with hanging rail and shelving, rear aspect window with a lovely private outlook onto open land.

## BEDROOM 4

**10'7 x 10'6 (3.23m x 3.20m)**

Single radiator, built-in double wardrobe with hanging rail and shelving, rear aspect window onto private land.

## BATHROOM

White suite comprising modern panelled bath with electric shower over, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, heated towel rail, wall mounted electric convector heater.

## OUTSIDE

A tarmac driveway, suitable for the parking of several vehicles, caravan etc., leads through to:

## DOUBLE GARAGE / WORKSHOP

**22'1 x 25'0 (6.73m x 7.62m)**

Accessed via up and over door and separate pedestrian door. Full size inspection pit, power and lighting, side and rear aspect windows.

## LEAN TO STORAGE SHED TO THE SIDE





## WORKSHOP

10'2 x 6'7 (3.10m x 2.01m)

Power and lighting, under floor heating.

The property has lovely gardens surrounding, predominantly to the south facing front of the property with various lawned areas, pathways, Gorsley stone walling, paved patio areas, fish pond with waterfall, further large patio, greenhouse, garden shed, vegetable produce area, outside lighting, outside tap, mature fruit trees, fencing surround. To the rear, there is a lovely private outlook onto open fields. The whole plot amounts to approximately 1/5th of an acre.

## SERVICES

Mains water, electric and gas, septic tank.

## 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: F

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 Newent, head out on the B4221 towards Kilcot. On approaching Kilcot, proceed down the hill and the property will be found just before the cross roads as marked by our 'For Sale' board on the right hand side.

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## PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |







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