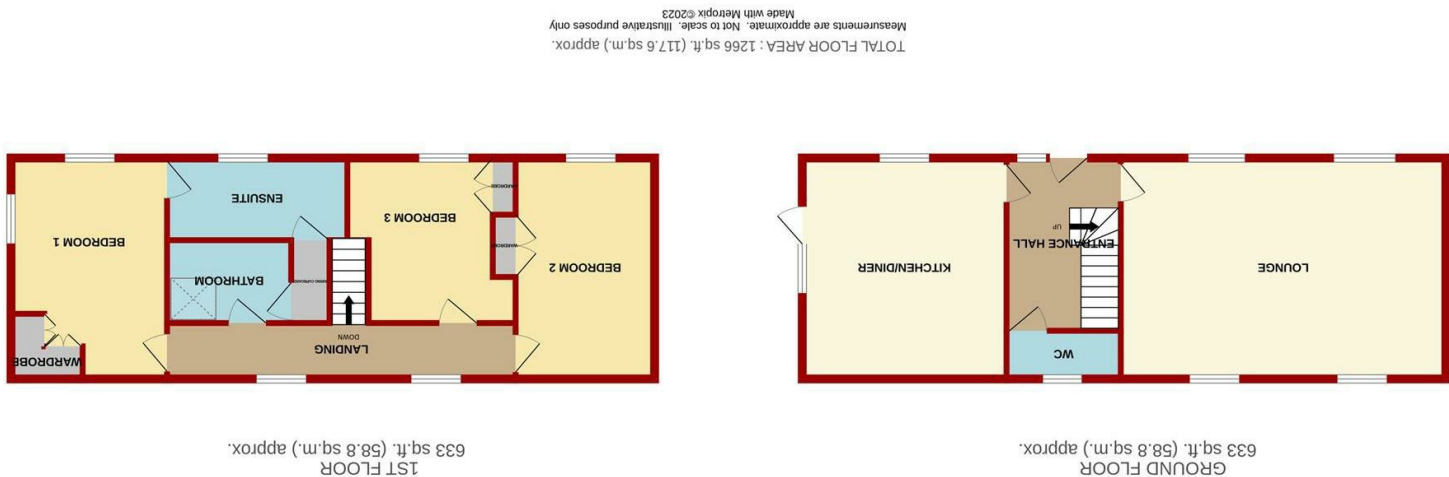
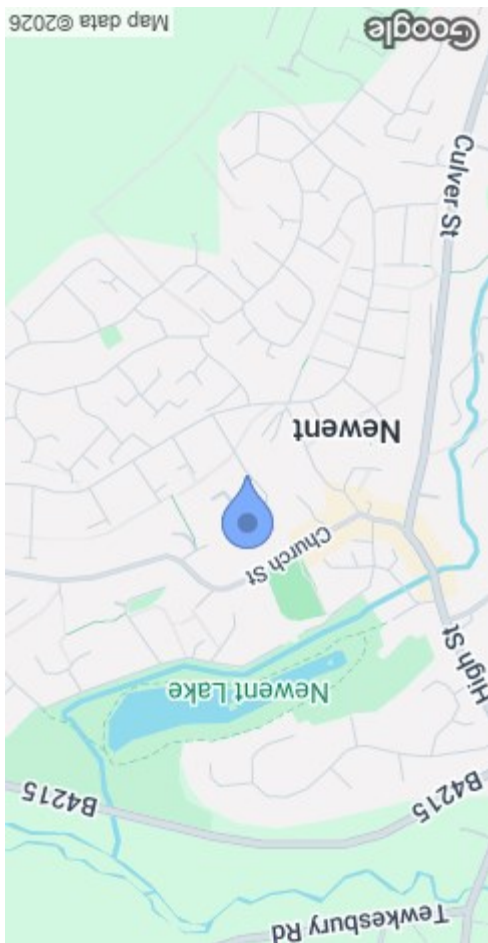




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 | Environment Impact (CO ₂) Rating |
|--|--|
| A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red | A (100-120) Green B (120-140) Yellow-Green C (140-160) Yellow D (160-180) Orange E (180-200) Red-Orange F (200-220) Red G (220-240) Dark Red |



Coach House Graces Pitch
 Newent GL18 1SU

Guide Price £425,000

Built in 1865, this EXCEPTIONALLY PRESENTED THREE BEDROOM GRADE II LISTED COACH HOUSE CONVERSION has MASTER EN-SUITE, LARGE DETACHED GARAGE, UNDER FLOOR HEATING THROUGHOUT, VIEWS OVER TO ST MARY'S CHURCH and is situated in a PRIVATE and CONVENIENT, CENTRAL LOCATION.

Newent offers a range of shops, supermarkets, 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.

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



Enter the property via glazed wooden front door with frosted side panels into:

ENTRANCE HALL

11'7 x 7'7 (3.53m x 2.31m)

Flagstone flooring, thumb latch door to under stairs storage cupboards, thermostat control, inset spot lighting, original door into:

CLOAKROOM

7'7 x 3'3 (2.31m x 0.99m)

High level WC, vanity wash hand basin with mixer tap and cupboard below, flagstone flooring, inset spotlighting, extractor fan, rear aspect frosted window.

KITCHEN / DINING ROOM

14'9 x 13'7 (4.50m x 4.14m)

Range of base and wall mounted units with wooden worktops and splashbacks, space for American fridge / freezer, plumbing for washing machine, integrated dishwasher, integrated water softener, built-in gas-fired Rayburn supplying the domestic hot water and central heating, flagstone floor with under floor heating, door to under floor wine storage, consumer unit, telephone point, extractor fan, inset spotlighting, one and a half bowl single drainer sink unit with mixer tap, rear aspect stable door, vaulted ceilings, rear windows and front aspect window.

FROM THE ENTRANCE HALL, A LARGE WOODEN DOOR WITH STEP UP LEADS TO:

LOUNGE

21'6 x 14'8 (6.55m x 4.47m)

Thermostat controls, wall light fittings, under floor heating, telephone point, TV point, cast iron log burner with flagstone hearth, two large front aspect windows, rear aspect frosted window. A turning wooden staircase with cast iron balustrade leads to the first floor.

LANDING

Exposed ceiling beams, thermostat controls, wall light fittings, two roof lights.

MASTER SUITE

15'10 x 10'4 (4.83m x 3.15m)

Built-in triple wardrobes, exposed wooden flooring with under floor heating, vaulted ceiling with exposed timber work, thermostat controls, wall light fittings, front and side aspect windows offering lovely views towards St Mary's Church.

EN-SUITE

12'0 x 5'6 (3.66m x 1.68m)

Large walk-in double shower cubicle accessed via glazed screen with over head shower and body jets, WC, vanity wash hand basin with mixer tap and cupboard below, chrome heated towel rail, thumb latch door to airing cupboard with hot water tank and storage space, exposed ceiling beams, extractor fan, front aspect frosted window.

BEDROOM 2

15'0 x 9'3 (4.57m x 2.82m)

Additional recess housing built-in wardrobe, exposed wooden floorboards with under floor heating, TV point, thermostat controls, wall light fittings, vaulted ceiling with exposed timberwork, front aspect window offering a pleasant outlook over the gardens and towards St Mary's Church.

BEDROOM 3

11'6 x 9'8 (3.51m x 2.95m)

Additional recess housing built-in wardrobe, exposed wooden floorboards with under floor heating, TV point, exposed brickwork, exposed ceiling timbers, access to roof space, wall light fittings, front aspect window offering pleasant views over the gardens and towards St Mary's Church.

BATHROOM

8'2 x 6'0 (2.49m x 1.83m)

White suite comprising of wood panelled bath with overhead shower, tiled splashbacks, low-level WC, pedestal wash hand basin, tiled floor, vaulted ceiling with exposed timberwork and roof light, extractor fan, door to airing cupboard.

OUTSIDE

A gravelled driveway provides off road parking for two to three vehicles, leading up to:

DETACHED BRICK BUILT GARAGE

18'6 x 14'3 (5.64m x 4.34m)

Built in keeping with the aesthetic of the Coach House, fully insulated, complete with power and lighting and electric heater, side aspect pedestrian door, small potting shed area in addition on the side.

The rest of the gardens comprise of mature lawns with wooden-built FOLLY (measuring 7'6 x 7'3) and is accessed via wooden door and is complete with

power, lighting and log burner. The property has a brick-built barbecue, wood store, patio seating area, outside power points, lighting and further gravelled seating area to the side with gated pedestrian access to Church Street.

SERVICES

Mains water, electric and drainage. Gas-fired heating.

WATER RATES

Severn Trent - to be confirmed

LOCAL AUTHORITY

Council Tax Band:
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 Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road, then first right into Foley Road, taking the right hand turning into Graces Pitch. At the end of Graces Pitch, the property can be located on the left hand side.

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.