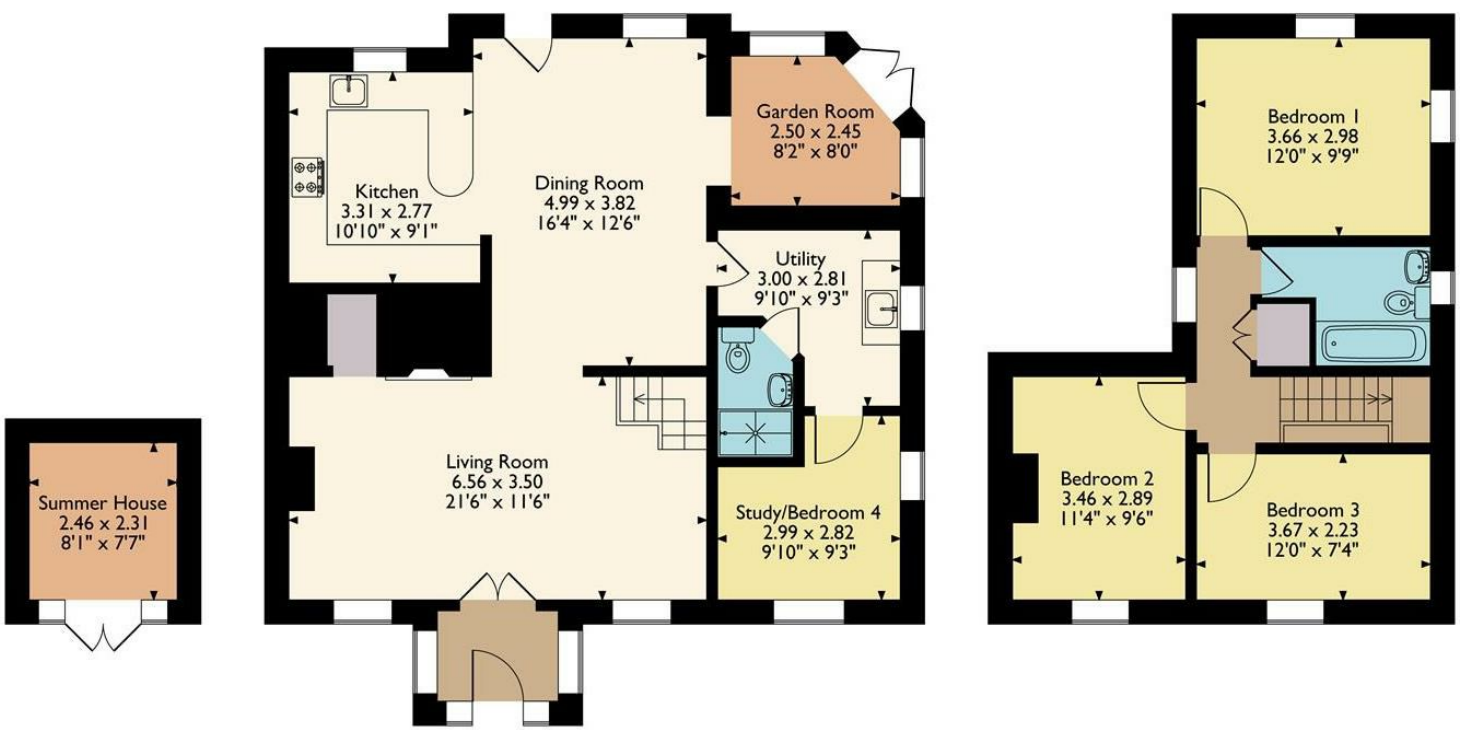
Pear Tree Cottage The Row
Cliffords Mesne, Newent GL18 1JL

STEVE GOOCH
ESTATE AGENTS | EST 1985

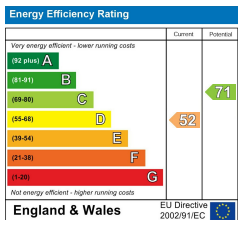


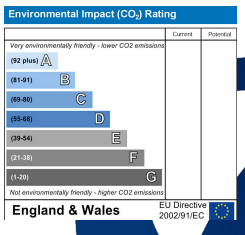
Pear Tree Cottage, The Row, Cliffords Mesne, Newent, Gloucestershire
Approximate Gross Internal Area
Main House = 127 Sq M/1367 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 133 Sq M/1432 Sq Ft



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.







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.

Guide Price £425,000

A RARELY AVAILABLE and VERY PRETTY GORSLEY STONE THREE BEDROOM SEMI-DETACHED COTTAGE with THREE RECEPTIONS, offered in GOOD ORDER WITH CHARACTER FEATURES, VERY PRETTY MATURE GARDENS, AMPLE PARKING, COUNTRYSIDE VIEWS OVER SURROUNDING FIELDS AND FARMLAND with WALKS RIGHT FROM THE DOORSTEP.

Cliffords Mesne has a village hall and is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

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 onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.















Access via half glazed door into:

ENTRANCE PORCH
Quarry tiled flooring, side aspect windows. Double doors give access to:

LIVING ROOM
21'6 x 11'6 (6.55m x 3.51m)
Stone open fireplace with raised hearth, mantle over, under stairs storage cupboard, further walk-in storage cupboard, two radiators, two front aspect windows with a private outlook over the gardens, stairs to the first floor.

Steps lead down to:

KITCHEN OPENING INTO DINING ROOM
10'10 x 9'1 and 16'4 x 12'6 (3.30m x 2.77m and 4.98m x 3.81m)
One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric oven, four ring hob over, cooker hood above, plumbing for dishwasher, space for fridge / freezer, double radiator, two rear aspect windows overlooking the gardens with lovely views onto open fields and farmland beyond. Half glazed door through to the rear. Step down to:

GARDEN ROOM
8'2 x 8'0 (2.49m x 2.44m)
Radiator, fully glazed French doors through to the garden, windows with lovely aspect over the gardens and ground.

UTILITY
9'10 x 9'3 (3.00m x 2.82m)
Stainless steel single drainer sink unit, plumbing for washing machine, oil-fired central heating and domestic hot water boiler, space for fridge / freezer, access to roof space, side aspect window. Door to:

SHOWER ROOM
Fitted shower cubicle and tray, panelled surround, pedestal wash hand basin, panelled splashback, close coupled WC, heated towel rail, extractor fan.

STUDY / BEDROOM 4
9'10 x 9'3 (3.00m x 2.82m)
Single radiator, front and side aspect windows.

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

LANDING
Exposed beams, airing cupboard with slatted shelving.

BEDROOM 1
12'0 x 9'9 (3.66m x 2.97m)
Single radiator, side and rear aspect windows with lovely views over surrounding fields and farmland.

BEDROOM 2
11'4 x 9'6 (3.45m x 2.90m)
Over the stairs cupboard, single radiator, access to roof space, exposed beam, front aspect window with lovely mature outlook.

BEDROOM 3
12'0 x 7'4 (3.66m x 2.24m)
Radiator, front aspect window with a private outlook.

BATHROOM
White suite comprising modern panelled bath, close coupled WC, vanity wash hand basin, cupboards below, heated towel rail, side aspect window with a lovely outlook and views.

OUTSIDE
From the lane, a five bar gate gives access through to a gravelled parking and turning area, suitable for the parking of four / five vehicles. To the front, there is a lawned area, raised flower beds and borders, outside lighting, outside tap, EV charger, enclosed composting area. To the rear of the property, there is a large paved patio area. Steps lead down to a cultivated vegetable produce area, greenhouse, various lawn areas, further outside tap, SUMMER HOUSE (8'1 x 7'7) with power and lighting, good sized GARDEN SHED (11'10 x 8'4) with power and lighting, range of flower beds and borders, mature shrubs, bushes and trees etc, fruit tree, all having a lovely outlook and distant views onto surrounding fields and farmland.

SERVICES
Mains water and electricity, septic tank, oil-fired heating.

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: D
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
Proceed out of Newent in the direction of Cliffords Mesne. As you come into Cliffords Mesne, before you reach the centre of the village, The Row will be found on your right hand side. Turn right into The Row and the property is the second on the right, as indicated by our 'For Sale' board.

What3Words ///repeating.koala.bikes

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