

Ivy House

Cliffords Mesne, Newent GL18 1JT

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ESTATE AGENTS | EST 1985

Ivy House

Cliffords Mesne, Newent GL18 1JT

Guide Price £599,000

RARELY AVAILABLE FOUR BEDROOM DETACHED COTTAGE with DETACHED ONE BEDROOM ANNEXE, set in a LOVELY UNSPOILT RURAL LOCATION having a PLOT IN EXCESS OF THIRD OF AN ACRE together with SUBSTANTIAL GARAGE AND WORKSHOP, PARKING and MATURE GARDENS with a PLEASANT OUTLOOK.

Cliffords Mesne 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.



ENTRANCE HALL
Via half glazed frosted door, quarry tiled flooring, stairs to the first floor.

LIVING ROOM
18'04 x 12'00 (5.59m x 3.66m)
Stone open fireplace, inset electric effect wood burning stove, display plinth to either side, double radiator, display shelving, three front aspect triple glazed windows. Archway through to:

DINING ROOM
18'06 x 15'01 (5.64m x 4.60m)
Tiled flooring, single radiator, exposed stone walling, side aspect triple glazed window.

INNER HALLWAY
Built-in cloaks cupboard under the stairs.

CLOAKROOM
White suite comprising close coupled w.c., wash hand basin, tiled splashback.

SITTING ROOM
10'10 x 10'02 (3.30m x 3.10m)
Quarry tiled flooring, radiator, front and side aspect triple glazed windows.

CONSERVATORY
13'00 x 11'04 (3.96m x 3.45m)
Tiled flooring, radiator, lovely aspect over the gardens, fully glazed french doors to the side.

FAMILY KITCHEN/BREAKFAST ROOM
16'03 x 10'02 (4.95m x 3.10m)
Single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, fitted Belling cooking range with hot plates and ovens, space for fridge/freezer, breakfast island, plumbing for automatic washing machine, inegrated fridge/freezer, tiled flooring, side aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Single radiator, access to roof space, rear aspect triple glazed window.













BEDROOM 1
12'10 x 10'10 (3.91m x 3.30m)
Double radiator, front and side aspect triple glazed windows with a lovely outlook over the gardens.

BEDROOM 2
10'10 x 10'04 (3.30m x 3.15m)
Built-in cupboard, airing cupboard with hot water tank and slatted shelving, single radiator, front and side aspect triple glazed windows with a lovely outlook over the gardens onto woodland beyond.

BEDROOM 3
12'10 x 7'11 (3.91m x 2.41m)
Single radiator, large wardrobe recess with hanging rail and shelving, front aspect triple glazed window with a lovely outlook over the gardens.

BEDROOM 4
10'05 x 10'01 (3.18m x 3.07m)
Single radiator, side aspect triple glazed window.

FAMILY BATHROOM
Corner bath with shower attachment over, tiled surround, vanity wash hand basin, cupboards below, radiator, rear aspect frosted window.

SEPERATE CLOAKROOM
Close coupled w.c., wash hand basin, bidet, raditor, side aspect triple glazed window.

DETACHED ONE BEDROOM ANNEXE

ENTRANCE HALL
Via part glazed door, radiator. Opening through to:

SHOWER ROOM
Open plan shower cubicle, Mira shower, close coupled w.c., wash hand basin, front aspect frosted window.

KITCHEN
10'08 x 7'00 (3.25m x 2.13m)
Single drainer sink unit, cupboards under, range of base and wall mounted units, radiator, front aspect window overlooking the gardens. Door to:

LIVING ROOM
11'02 x 10'06 (3.40m x 3.20m)
Double radiator, ceiling timbers, fully glazed french doors to the gravelled garden area. Door to:

BEDROOM
10'08 x 9'09 (3.25m x 2.97m)
Single radiator, access to roof space, walk-in wardrobe area, two front aspect windows.

OUTSIDE
Gateway gives access to a tarmac driveway which leads to a large PARKING AND TURNING AREA and to a:

SUBSTANTIAL DOUBLE GARAGE and WORKSHOP
31'09 x 19'06 (9.68m x 5.94m)
Via two sets of double doors, power and lighting, various cupboards, side aspect windows, loft ladder giving access to a floored loft space.

There is an enclosed gravelled garden area with pond for the annexe. The main area of garden has a large expanse of lawn, interspersed flower beds and borders, shrubs, bushes and trees, two summer houses with one housing a hot tub, good sized wooden garden shed, further good sized garden sheds externally accessed SUN ROOM (attached to the rear of the garage/workshop) ideal for sitting out, RAISED HEATED OUTDOOR SWIMMING POOL with raised decked and seating area beyond, various outside lighting, outside tap, hedging and fencing surround.

The WHOLE PLOT AMOUNTS TO IN EXCESS OF A THIRD OF AN ACRE enjoying an outlook onto mature woodland.

SERVICES
Mains water and electricity. Septic tank dranage. Oil 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
To be advised.

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 turning left onto Watery Lane. Proceed along here into the village of Cliffords Mesne, turn left where the lane splits at the telephone box and the property can be found on the left hand side after a short distance situated at the back of the green.

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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).

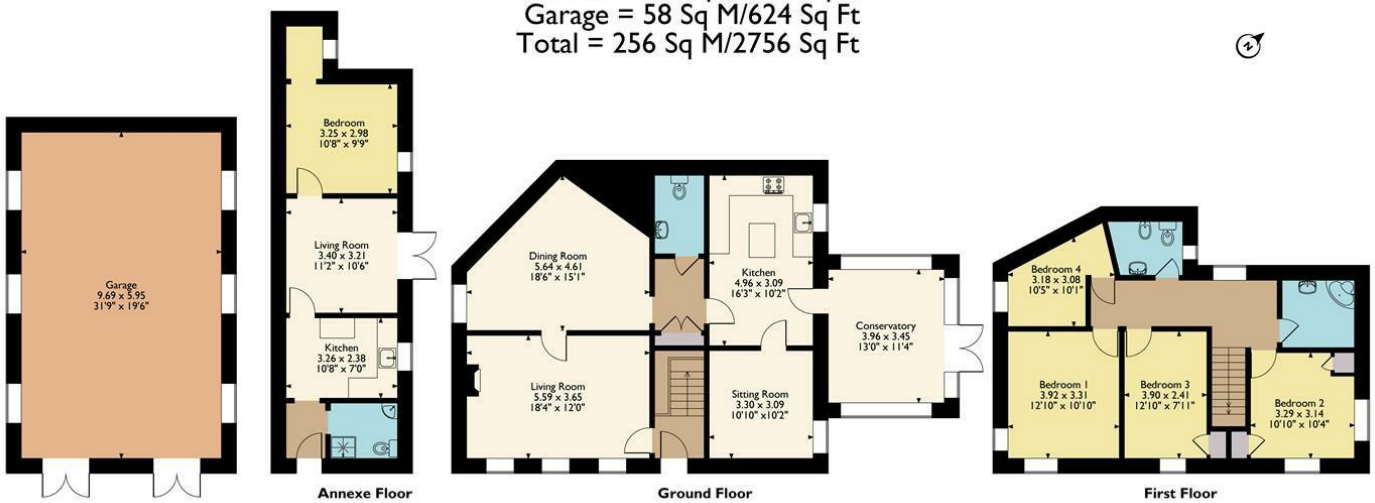




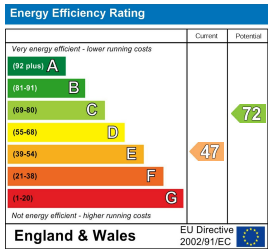


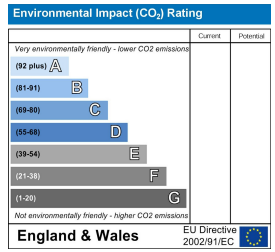
Ivy House, Cliffords Mesne, Newent, Gloucestershire

Approximate Gross Internal Area
Main House = 159 Sq M/1712 Sq Ft
Annexe = 39 Sq M/420 Sq Ft
Garage = 58 Sq M/624 Sq Ft
Total = 256 Sq M/2756 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

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