



12 School View, Newent GL18 1RX
£480,000



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• Extremely well presented family home • Four bedrooms and two bathrooms • Garage and parking • Edge of development location • Southerly facing rear garden • EPC B84 • Council tax band E (£3095.73 - 2026/27)



1 High Street, Newent, GL18 1AN

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Entrance Hall

Stairs leading up to first floor with storage cupboard under, door into garage and doors leading off to ground floor accommodation.

Living Room

Spacious living room with bay window to the front aspect of the property and a feature fireplace with inset electric, modern fire..

Kitchen / Dining Room

Well appointed kitchen with a range of base and wall mounted modern cupboards and work surfaces. One and a half bowl ceramic sink, built in appliances to include, fridge/freezer, double oven, hob with extractor hood, wine cooler and dishwasher. Window overlooking rear garden and French doors leading out. There is also a door into the utility room.

Utility Room

Providing extra cupboard space along with space for washing machine and a dryer. Window to side aspect and door leading out to the rear garden.

WC

Accessed off the utility with a white suite comprising WC and hand wash basin. Frosted window to side aspect.

Bedroom One

Double bedroom with a bay window overlooking beautiful countryside views.

En-Suite

White suite comprising shower enclosure with direct feed shower, WC and wash basin. There is a frosted window to front aspect and a heated towel rail.

Bedroom Two

Double bedroom and a window overlooking beautiful countryside views.



Bedroom Three

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

Bedroom Four

Double bedroom with window to rear aspect.

Family Bathroom

Suite comprising bath, separate shower enclosure, WC, wash basin, heated towel rail and frosted window to rear elevation.

Garage

Accessed via the hallway is a single garage with power, lighting and up and over door to the front.

Outside

To the front of the property is a driveway providing parking for up to three vehicles, a lawned area with shrubs at the border and a paved pathway leading from the front and to the side gate. The rear private garden boasts a patioed area suitable for alfresco dining and a lawned area with mature shrubs and bushes at the border. There is also a summer house and covered storage area to one side of the house.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the

Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well as some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material Information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean Council £2951.87 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 17 Mbps,

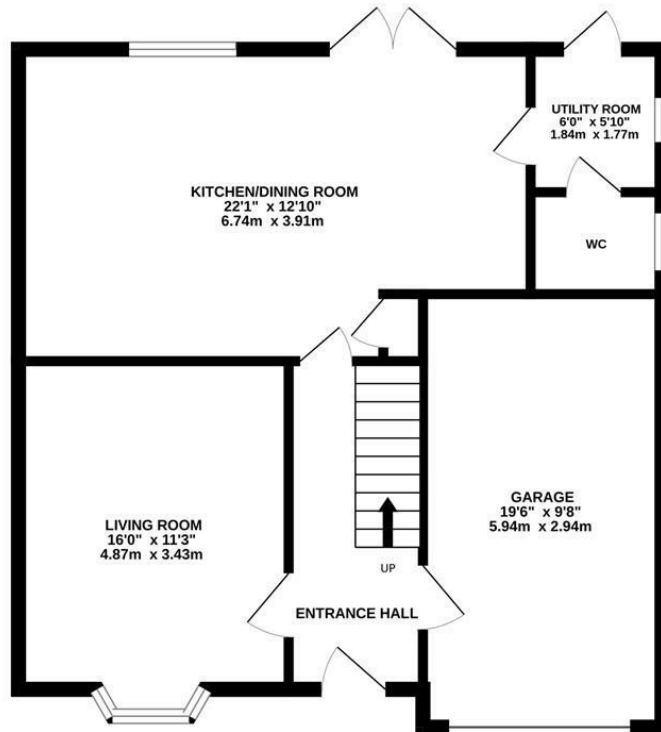
Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

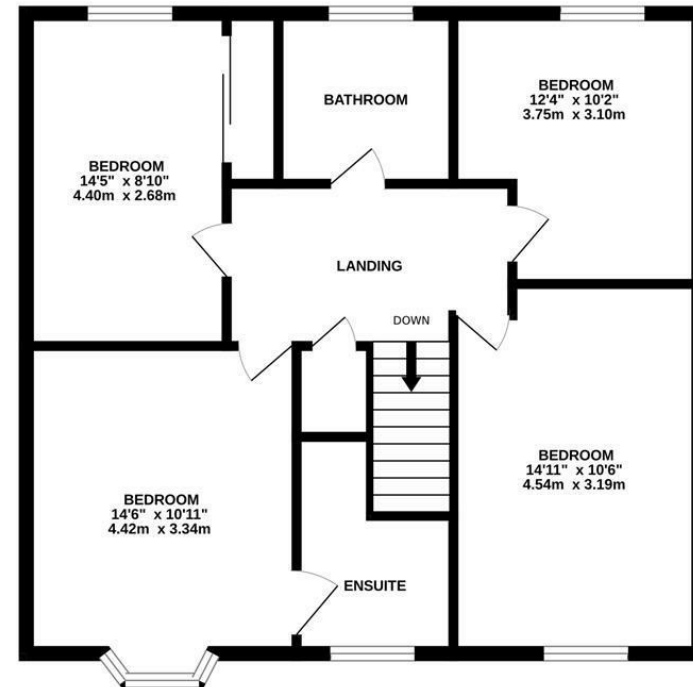




GROUND FLOOR



1ST 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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