

The Cottage

Westbury-on-Severn GL14 1RD

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £499,950

An EXTENDED THREE BEDROOM DETACHED COTTAGE set in GARDENS AND GROUNDS IN EXCESS OF HALF AN ACRE in a STUNNING RURAL LOCATION, ENJOYING PANORAMIC VIEWS towards THE FOREST OF DEAN and MAY HILL, THREE RECEPTIONS, MATURE GARDENS with SUMMER HOUSE, OFFICE POD and WORKSHOP, LARGE TANDEM GARAGE and OFF ROAD PARKING.

Rodley is a well respected farming and residential community just off the main A48 road near to the Severnside villages of Westbury-on-Severn and Newnham-on-Severn. The city of Gloucester is just 10 miles away where comprehensive amenities can be enjoyed. Local facilities include schools, post office, village shop and public houses. A choice of private education is available within easy commuting distance to include Newnham-on-Severn, Monmouth, Gloucester, Cheltenham and Malvern. Easy access is gained to both the M50 and M5 motorways, linking up the Midlands and the North, Wales, London and the South.

The area is well known for its ideal opportunities of leisure pursuits to include a choice of Golf Clubs, various forms of Shooting and Fishing, the Ledbury Hunt, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via double glazed UPVC front door into:

ENTRANCE PORCH
4'2 x 4'0 (1.27m x 1.22m)
Tiled floor, side aspect window.

SITTING ROOM / SUN ROOM
27'0 x 6'5 (8.23m x 1.96m)
Polished wood effect flooring, vaulted ceiling with two Velux roof lights, two rear aspect windows, two side aspect double opening French doors to the side garden offering stunning views over the surrounding countryside.

LOUNGE
23'9 x 12'0 (7.24m x 3.66m)
Feature stone fireplace with tiled hearth, wooden mantle over, housing the cast iron log burner with back boiler for the heating and hot water, under stairs storage cupboard, stairs leading off, exposed beamwork, single radiator. Thumb latch door and step leading down to:

KITCHEN
14'3 x 8'4 (4.34m x 2.54m)
Range of base and wall mounted units with laminated worktops and tiled splasbacks, one and a half bowl stainless steel sink unit with mixer tap, space for cooker, dishwasher, washing machine, American fridge / freezer, small breakfast bar area, exposed wooden floorboards, side and rear aspect windows. Opening through to:

INNER HALLWAY
Door to airing cupboard with radiator, slatted shelving and storage space, half glazed UPVC door into the sun room.

SHOWER ROOM
8'3 x 6'5 (2.51m x 1.96m)
Walk-in double shower cubicle with Mira Sport electric shower, WC, wash hand basin, tiled floor and splashbacks, side aspect frosted window, two heated towel rails.

SUN ROOM / FAMILY ROOM
25'3 x 9'0 (7.70m x 2.74m)
Vaulted ceiling with inset spotlighting, polished wood effect flooring, double radiator, rear door leading to the terrace and gardens, side and rear aspect window enjoying stunning 180 degree views over the surrounding countryside towards the Forest of Dean and May Hill.













FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to roof space.

BEDROOM 1
11'0 x 9'3 (3.35m x 2.82m)
Polished wood effect flooring, built-in double wardrobe, side and front aspect windows offering stunning 180 degree views towards the Forest of Dean and the surrounding countryside.

BEDROOM 2
11'2 x 9'0 (3.40m x 2.74m)
Wooden floorboards, additional over the stairs double wardrobe, radiator, rear aspect window.

BEDROOM 3
12'7 x 10'8 max (3.84m x 3.25m max)
Wooden floorboards, radiator, rear aspect window.

BATHROOM
13'6 x 9'3 (4.11m x 2.82m)
Suite comprising 'his' and 'hers' wash hand basins with mixer taps and storage below, WC, corner shower cubicle with inset overhead and detachable shower system, feature bath with stand alone overhead mixer tap with detachable shower, laminate flooring with under floor heating, fully tiled walls, heated towel rail, side and rear aspect windows enjoying stunning uninterrupted views over the surrounding countryside towards the Forest of Dean and May Hill.

OUTSIDE
The cottage sits at the very end of a no through lane with sweeping driveway approach to off road parking area, which is alternatively accessed from large double opening gates from the lane to a concrete hardstanding suitable for the parking of five / six vehicles. This leads to:

TANDEM MARLEY STYLE GARAGE
47'8 x 12'0 (14.53m x 3.66m)
Accessed via electric up and over door to the front, concrete floor, power and lighting, currently used for wood storage, side aspect windows. A door to the back of the garage leads to:

WORKSHOP AREA
12'0 x 12'0 (3.66m x 3.66m)
Power and lighting, side aspect window, side pedestrian door.

The lovely mature gardens have several different areas with a chicken coop, several lawned areas, wildlife pond with a decked vista, composting and bonfire area, further wildlife and natural pool area with jetty.

SUMMER HOUSE

15'2 x 10'1 (4.62m x 3.07m)

Currently used as a gym, power and lighting, roof storage space, covered verandah and pedestrian door, double doors to the side lead to a lovely seating area enjoying the views.

There is a metal and wooden shed.

MODERN POD BUILDING

10'0 x 8'7 (3.05m x 2.62m)

Accessed via front door, wooden construction, currently used as a home office with purpose built work desk area, electric heater, power points, extractor fan, wired in for internet usage, side aspect windows enjoying the views.

Surrounding the cottage, there is a pergola area and a wrap around patio. To the other side of the property, there is a further seating area, outdoor shower and water tap. The boundaries are enclosed by wood panel fencing and hedging, enjoying uninterrupted 180 degree views.

SERVICES

Mains electricity and water, septic tank, solid fuel heating.

The property benefits from having a high power water pump which works on all of the hot water.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendor has advised that full fibre broadband is available at the property with speeds of 350Mbps.

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:
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 Gloucester, proceed along the A48 passing through Minsterworth and the Severn Bore Public House. Continue up the hill passing Walmore Hill School on the right, through Chaxhilll turning left into Rodley Road. Proceed along here for approximately three miles taking the first right into Bury Court Lane, continue along the lane bearing right passing the cow sheds and a lane will lead you to the property on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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



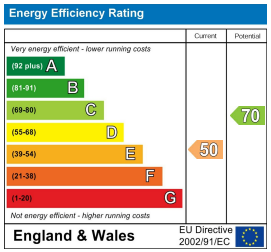


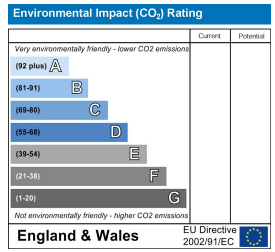




TOTAL FLOOR AREA : 2123 sq.ft. (197.3 sq.m.) approx.

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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