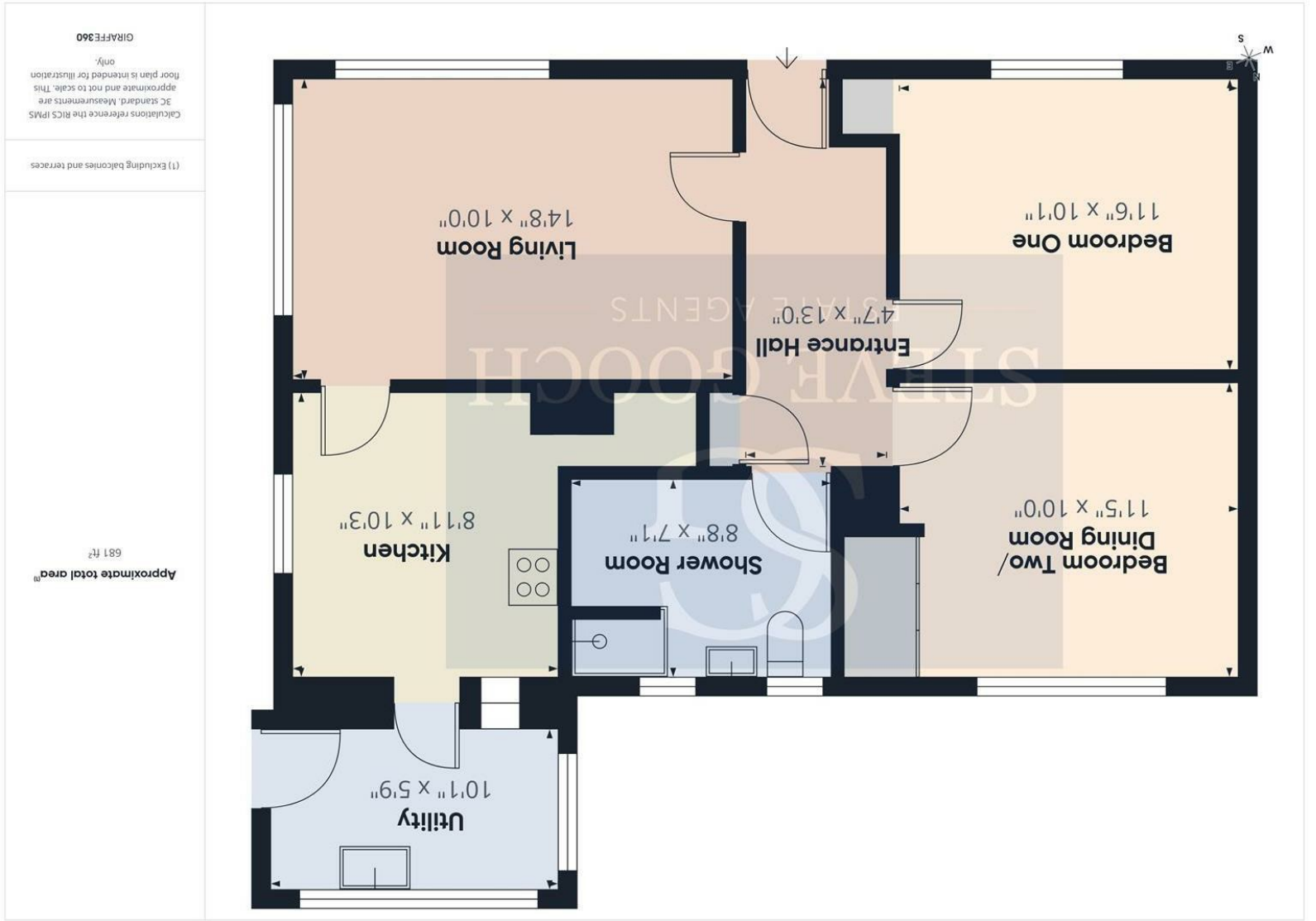




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain a professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	87
Environmental Impact (CO ₂) Rating	C



Fairview Cottage The Slad
 Popes Hill, Newnham GL14 1JX

£375,000

A WELL PROPORTIONED and WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SET WITHIN GARDENS AND GROUNDS OF APPROX. 0.43 OF AN ACRE SITUATED ALONG A QUIET COUNTRY LANE ON SOUGHT AFTER POPES HILL having GREAT COMMUTER ACCESS to the A48.

This SPACIOUS PROPERTY enjoys beautiful views over surrounding countryside towards the River Severn, AMPLE OFF ROAD PARKING, MATURE GARDENS, OUTBUILDINGS to include a RECENTLY CONSTRUCTED STUDIO/WORKSHOP with PERMISSION GRANTED TO CONVERT TO ANNEXE GUEST ACCOMMODATION, PV SOLAR PANEL GENERATING AN INCOME OF CIRCA £1,000PA and AIR SOURCE HEAT PUMP.

Additionally, there is a LARGE ROOFSpace OFFERING SUPERB POTENTIAL FOR CONVERSION (SUBJECT TO THE RELEVANT REGULATIONS), providing approximately 16 FT x 32 FT OF USEABLE SPACE.

Newnham on Severn is a popular village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for enjoying the tranquil riverside atmosphere. It attracts artists and nature lovers alike.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.



A front aspect double glazed upvc door leads into;

ENTRANCE HALL

A welcoming and spacious hall with a radiator, doors leading off to the living room, kitchen, both bedrooms and the shower room.

LIVING ROOM

14'08 x 10'0 (4.47m x 3.05m)

A bright and cosy space with wood burning stove set on a stone hearth, radiators, dual aspect windows provide beautiful far reaching countryside views. Door leads through to the kitchen.

KITCHEN

8'11 x 10'3 (2.72m x 3.12m)

Comprising a range of fitted wall and base level units with hardwood worktops and tiled splash-backs, breakfast bar, dual fuel range style cooker and space for a fridge/freezer. There is a Gigaclear fibre point, radiator, loft access, side aspect window with views towards the River Severn, a door leads through to;

UTILITY ROOM

10'01 x 5'09 (3.07m x 1.75m)

Base mounted units with hardwood worktop and inset stainless steel sink unit with drainer, space and plumbing for a washing machine and tumble dryer, pressurised water cylinder and air source heating controls, red quarry tiled floor, dual aspect windows and a composite stable door leading out to the garden.

BEDROOM ONE

11'6 x 10'1 (3.51m x 3.07m)

A double room with a radiator, built in wardrobe, front aspect window having beautiful far reaching countryside views.

BEDROOM TWO

A double room currently being utilised as a dining room, built in double wardrobe, radiator, rear aspect window.

SHOWER ROOM

8'8 x 7'1 (2.64m x 2.16m)

Comprising a mains fed shower cubicle with drencher head shower and pvc wet board surround, close coupled w.c and pedestal washbasin. There is an airing cupboard with fitted shelving, a radiator and two obscured rear aspect windows.

PARKING

The property benefits from off road parking areas located to the front and rear, the front parking area is accessed via a five bar gate with turning space. The rear parking area is accessed via a Forestry Commission track and five bar gate.

OUTSIDE

The property sits centrally within its 0.43 of an acre gardens and grounds occupying an elevated position with stunning far reaching views of countryside and the River Severn. The mature gardens are set across a gently sloping plot with an assortment of flowers, shrubs and bushes. There are various outbuildings including a recently constructed studio/workshop having planning permission passed to convert into 'a self contained guest annexe' (P0704/24/FUL) offering potential for additional living space or as an income stream.

AGENTS NOTE

The property is of non-standard timber frame construction. The neighbouring property has a right of way over a separate driveway.

DIRECTIONS

What3Words/// digress.banquets.standards- Follow the A48 in the direction of Chepstow and Blakeney passing through the village of Westbury on Severn. After leaving the village, take the right turn just after the Texaco garage signposted Cinderford and Littledean. Follow the road for approx. a mile and take the right turn into New Road signposted Popes Hill. Take the next immediate left and follow the lane approx. half a mile where the property can be found on your right.

SERVICES

Mains water, electricity. Septic tank. Air source heat pump. PV solar panels- owned outright

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 Water Authority

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

