



South Wing, Compton House
Compton Green, Redmarley GL19 3JB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

An EXQUISITE THREE DOUBLE BEDROOM MANOR WING situated in a GLORIOUS UNSPOILT LOCATION, sat in STUNNING MATURE GARDENS with ADDITIONAL Paddock. The property itself is ULTRA-CHIC and offers SPACIOUS, AIRY AND STYLISH LIVING.

Redmarley has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Newent, Tewkesbury and Gloucester, approximately 6 miles, 5 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

For the commuter access can be gained to the M50 motorway (junction 2) approximately 2 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



Enter the property via front door into:

ENTRANCE HALL

Built-in storage cupboards, radiator, picture rail.

CLOAKROOM

WC, sink, Grant oil-fired boiler, radiator, extractor fan.

SITTING ROOM

19'4 x 14'9 (5.89m x 4.50m)

Feature fireplace housing cast iron log burner with slate hearth, exposed wooden flooring, log store and alcove storage cupboards, modern panelled radiators, inset spotlighting, vaulted ceiling, front aspect UPVC Georgian style sash window offering a beautiful vista over the gardens. Opening through to:

KITCHEN / DINING ROOM

25'10 x 12'9 (7.87m x 3.89m)

The dining room has built-in storage, exposed wooden flooring, modern panelled radiators, vaulted ceiling with inset spotlighting. Door to rear hallway. Opening to kitchen.

The kitchen has a range of base and wall mounted units with wooden worktops and splashbacks, space for American fridge / freezer, built-in Cuisinmaster range oven with glass splashback, stainless steel extractor fan, plumbing for dishwasher, built-in wine racks, wooden flooring, inset spotlighting, two large rear aspect UPVC Georgian style sash windows overlooking the rear courtyard.

FROM THE DINING ROOM, DOOR TO:

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer and further appliance, laminated worktop with storage cupboard, radiator.

FROM THE DINING ROOM, DOOR LEADS TO:

REAR HALLWAY

Single radiator, wooden flooring, glazed back door leading to the courtyard. A turning staircase leads to the first floor.





LANDING

Radiator, storage alcove, Velux roof light, rear aspect feature stone mullion bay window.

The inner landing area is currently used as a small study space with door to airing cupboard with slatted shelving and storage space, access to roof space.

MASTER BEDROOM

14'0 x 12'9 (4.27m x 3.89m)

Storage cupboard, two radiators, rear aspect Georgian style UPVC sash window. Door to:

EN-SUITE SHOWER ROOM

Corner shower cubicle with electric overhead and detachable showers, pedestal wash hand basin, WC, extractor fan, radiator, rear aspect frosted window.

BEDROOM 2

19'4 x 11'6 (5.89m x 3.51m)

Radiator, telephone point, feature rear aspect Georgian style UPVC sash window overlooking the garden. Door to:

JACK AND JILL BATHROOM

Also accessed from the landing. Suite comprising Victorian claw bath with mixer tap and shower detachment. vanity wash hand basin with mixer tap, cupboards below, WC, separate double shower cubicle with inset overhead and detachable showers, mosaic tiled flooring, tiled splashbacks, extractor fan, Victorian style radiator, Velux roof light.

BEDROOM 3

18'4 x 8'3 (5.59m x 2.51m)

Radiator, rear aspect UPVC Georgian style sash window overlooking the gardens.

OUTSIDE

There is a small rear courtyard measuring approximately 20' x 20' which is laid to concrete for low maintenance, oil tank, access to well, rainwater harvesting, outside water tap, all enclosed by wood panel fencing. Pedestrian bin access route via neighbouring property if required.

The property is approached via a shared track to the rear which leads to a communal parking area. There are two parking spaces allocated to the property. In addition, there is a garage and separate store room within the en-bloc.



GARAGE

Accessed via double barn doors to the front, power and lighting, storage shed to the side.

As you enter the main front gardens, there is a gravelled parking / turning area for additional vehicles. The magnificent gardens have been meticulously landscaped by the current vendors and briefly comprise sweeping woodchip borders inter-planted with an array of mature specimens, expertly tended flower beds, manicured lawns, decked seating area enclosed by Yew hedging, enjoying a beautiful vista of the garden.

As you approach the front door, a sweeping gravelled path and seating areas with beautifully tended borders, leads to a large patio seating area which enjoys the beauty of the Victorian Orangery facade. There is also a bin storage area, further planted borders. The front garden faces south east.

Behind the en-bloc garages, the property owns an additional parcel of land, enclosed by mature native hedging and is split into two areas. There is a large vegetable garden with raised planters with polytunnel, greenhouse and two large water butts. The pathway leads to the paddock / orchard where there is a large lawned area, pond flanked by planted rockery. At the bottom of the paddock, there is an orchard area with apples and pears, a composting area and log store, backing onto open fields and countryside.

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

From our offices in Newent, proceed up the High Street and over the staggered crossroads turning right onto the Tewkesbury Road, taking the first left signposted to Redmarley. Upon reaching Compton Green and the junction with Pool Hill Road, the property can be found after the junction on the right hand side as marked by the 'For Sale' board. Proceed up the track and the parking is on the left hand side.

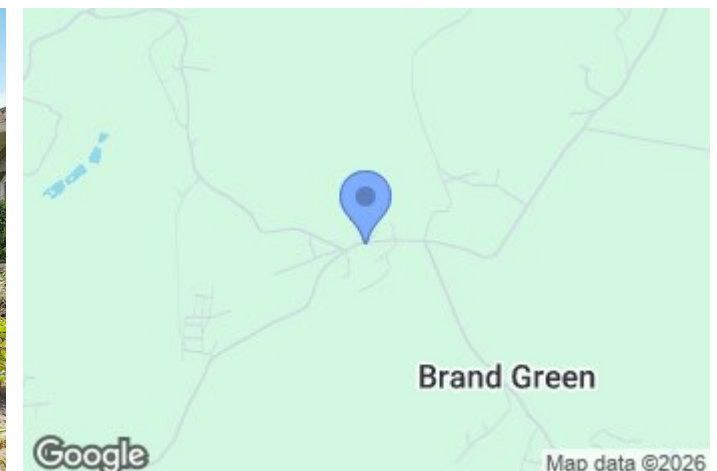
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PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 1654 sq.ft. (153.7 sq.m.) approx.
While 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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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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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