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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93-100) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (102 g/kWh) Green B (111-120) Yellow C (120-130) Orange D (130-140) Red-Orange E (140-150) Red F (150-160) Dark Red G (160-180) Black



**Blaisdon Cottage Aston Ingham Road  
 Kilcot, Newent GL18 1NP**

## Guide Price £449,950

THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE offering GENEROUS LIVING ACCOMMODATION with TRADITIONAL FEATURES, set within approximately 0.82 OF AN ACRE, the property benefits from AMPLE OFF ROAD PARKING, RANGE OF OUTBUILDINGS and a BEAUTIFULLY LANDSCAPED, MATURE GARDEN providing a PEACEFUL and PRIVATE SETTING.

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office and coffee house, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.



Entrance via part glazed door into:

### FRONT PORCH

Tiled flooring, front and side aspect windows, doorway into:

### LOUNGE

19'7 x 9'9 (5.97m x 2.97m)

Gorsley stone fireplace with inset wood burning stove, display shelving, double radiator, exposed timbers, understairs storage cupboard, two front aspect windows, opening leads into:

### KITCHEN / DINING ROOM

19'7 x 10'9 (5.97m x 3.28m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, space for cooking range, plumbing for washing machine and dishwasher, space for fridge / freezer, feature brick fireplace, double radiator, tiled flooring, wine rack, two front aspect windows.

### CONSERVATORY

12'5 x 11'6 (3.78m x 3.51m)

UPVC double glazed construction, plumbing for washing machine, wall mounted electric heater, private outlook over the mature gardens, fully glazed French doors to the garden.

FROM THE LOUNGE, AN EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

### LANDING

Airing cupboard with hanging and shelving.

### MASTER BEDROOM

11'5 x 10'8 (3.48m x 3.25m)

Single radiator, walk-in wardrobe with hanging rail and shelving with rear aspect window, access to roof space, rear aspect window, lovely private outlook over the gardens and ground.

### BEDROOM 2

11'0 x 9'11 (3.35m x 3.02m)

Single radiator, front aspect window.

### BEDROOM 3

10'2" x 6'7" plus recess over the stairs (3.12m x 2.01m plus recess over the stairs)

Single radiator, front aspect window.

### BATHROOM

Corner bath with shower attachment over, pedestal wash hand basin with tiled splashback, close coupled WC, single radiator, rear aspect frosted window.

### OUTSIDE

To the front of the property, a pathway leads to the front door, bordered by lawn, a variety of shrubs and bushes, exterior lighting and enclosed fencing. To the side of the property, double timber gates open onto a gravelled parking and turning area, providing parking space for three / four vehicles. Gated access leads to the rear garden, which offers multiple lawned areas, mature trees, shrubs, and bushes, along with an outbuilding which was formerly used as stables and a tack room (measuring approximately 34'6" x 12'6") with a further workshop and two storage areas, benefiting from power, lighting, and mains water. The rear grounds feature a large expanse of lawn / paddock, fruit trees, a vegetable growing area, natural hedging boundaries and a newly constructed greenhouse.

### OUTBUILDING

34'6 x 12'6 (10.52m x 3.81m)

Power and lighting.

### SERVICES

Mains electric and water, septic tank, oil central 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.

### 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 Newent, head along the B4221 to Kilcot. Upon reaching Kilcot crossroads, turn left onto the B4224 towards Aston Ingham. Proceed along this road for approximately a quarter of a mile, where the property can be found on your right 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).

### AWAITING VENDOR APPROVAL

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