

14 Meek Road
Newent GL18 1UA

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £455,000

A SPACIOUS EXECUTIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, MASTER EN-SUITE, THREE RECEPTIONS, DETACHED DOUBLE GARAGE, AMPLE OFF ROAD PARKING and LANDSCAPED REAR GARDENS measuring approximately 50' X 50'.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.















Enter the property via composite front door with frosted top panel into:

ENTRANCE HALL
13'5 x 9'6 (4.09m x 2.90m)
Turning staircase leading off, door to understairs storage cupboard, single radiator, thermostat control, alarm control pad, front aspect window.

LOUNGE
16'5 x 12'4 (5.00m x 3.76m)
Feature stone fireplace with inset electric fire, coved ceiling, two single radiators, two front aspect windows.

DINING ROOM
10'6 x 10'2 (3.20m x 3.10m)
Double radiator, coved ceiling, double opening French doors to patio and gardens.

KITCHEN / BREAKFAST ROOM
20'3 x 11'5 (6.17m x 3.48m)
The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, tiled flooring throughout, inset spotlighting, two single radiators, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, five ring gas hob with stainless steel splashback and extractor fan over, double oven, built-in fridge / freezer, rear aspect window, double opening French doors with full height windows to the rear aspect offering a pleasant outlook over the patio and gardens. Door to:

UTILITY ROOM
6'1 x 5'4 (1.85m x 1.63m)
Base units with laminated worktop and splashbacks, single drainer sink unit and under counter space for washing machine and tumble dryer, tiled flooring, Worcester boiler, radiator, half glazed composite door to the driveway.

STUDY
9'8 x 9'3 (2.95m x 2.82m)
Single radiator, telephone point, front aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Single radiator, access to roof space, double doors to walk-in airing cupboard with hot water tank and ample storage space, front aspect window.

MASTER BEDROOM
14'0 x 13'7 (4.27m x 4.14m)
Additional recess filled with four sets of double wardrobes, single radiator, two rear aspect windows. Door to:

EN-SUITE
8'4 x 6'8 (2.54m x 2.03m)
Double shower cubicle accessed via sliding glazed screen with detachable built-in shower system, 'his' and 'hers' wash hand basin with mixer taps and cupboards below, WC, tiled splashbacks, extractor fan, shaver point, heated towel rail, rear aspect frosted window.

BEDROOM 2
12'6 x 11'4 (3.81m x 3.45m)
Built-in triple wardrobe, single radiator, two front aspect windows.

BEDROOM 3
11'7 x 10'3 (3.53m x 3.12m)
Single radiator, additional built-in triple wardrobe, two rear aspect windows overlooking the gardens.

BEDROOM 4
12'4 x 8'8 (3.76m x 2.64m)
Additional built-in double wardrobe, single radiator, two front aspect windows.

BATHROOM
8'8 x 8'4 (2.64m x 2.54m)
Double shower cubicle accessed via sliding glazed screen with built-in detachable shower system, WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower detachment, heated towel rail, extractor fan, side aspect frosted window.

OUTSIDE
To the front of the property, the front garden area is landscaped to provide a sweeping pathway to the front door with cobbled areas and rockery, canopy over the front door, outside light. A block paved driveway, suitable for the parking of six vehicles, leads to:

DETACHED DOUBLE GARAGE
17'7 x 17'5 (5.36m x 5.31m)
Accessed via two up and over doors, power and lighting.

To the side of the property, pedestrian gated access leads to the rear garden which measures approximately 50' x 50' and has been landscaped by the current vendors to provide large flagstone patio area, sweeping lawn with circular pathway surrounding, mature beds planted with a lovely array of flowers, trees, shrubs and bushes, greenhouse, water butt system, storage area, raised beds to the rear planted with several lovely mature Japanese Maples, outside water tap, all enclosed by wood panel fencing.

SERVICES
Mains electricity, gas, water and drainage.

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.

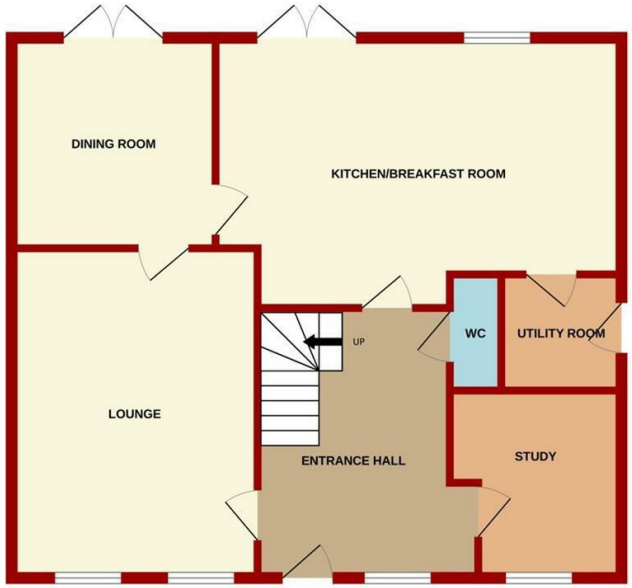
LOCAL AUTHORITY
Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.
There is an estate maintenance charge which amounted to £202.66 this year.

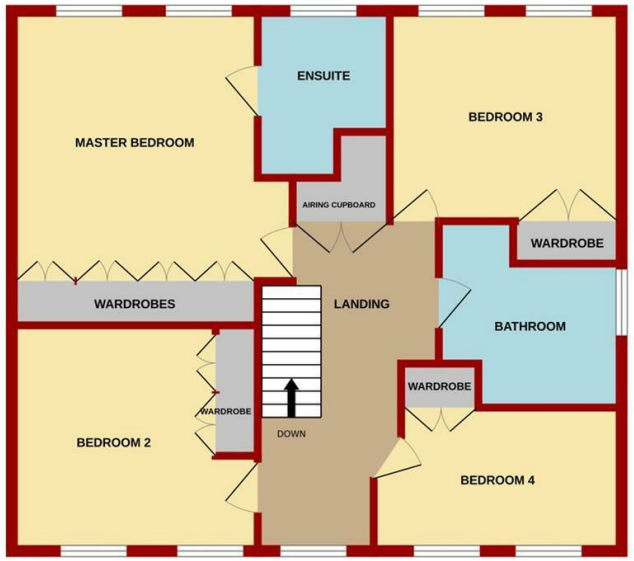
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then the second left into Meek Road, where the property can be found on the right hand side as marked by our 'For Sale' board.

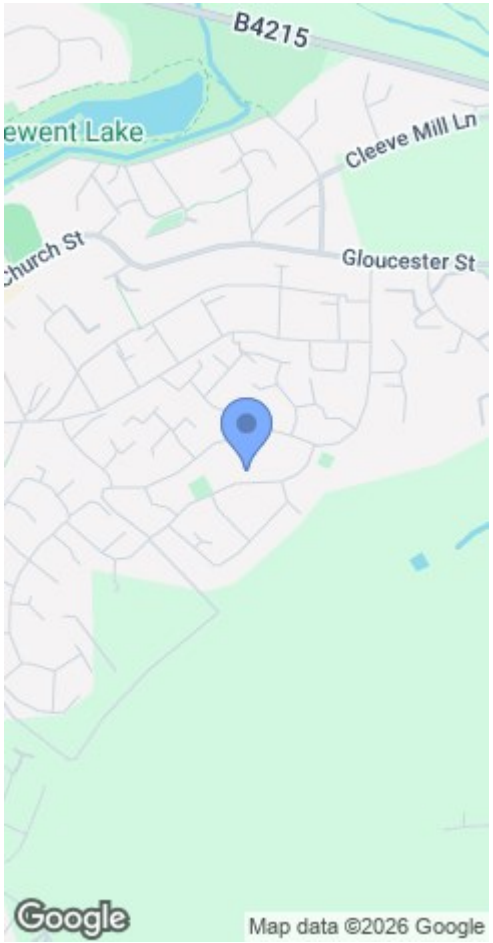
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

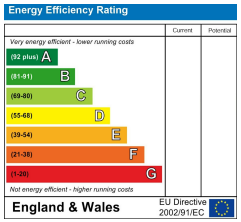


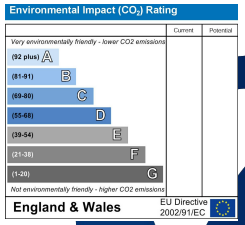
GROUND FLOOR
819 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.0 sq.m.) approx.







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 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.