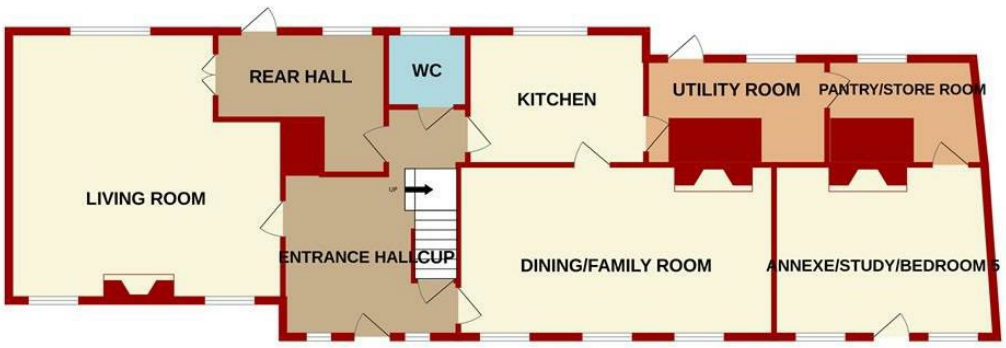
Crofts End 40 Church Street
Newent GL18 1AD

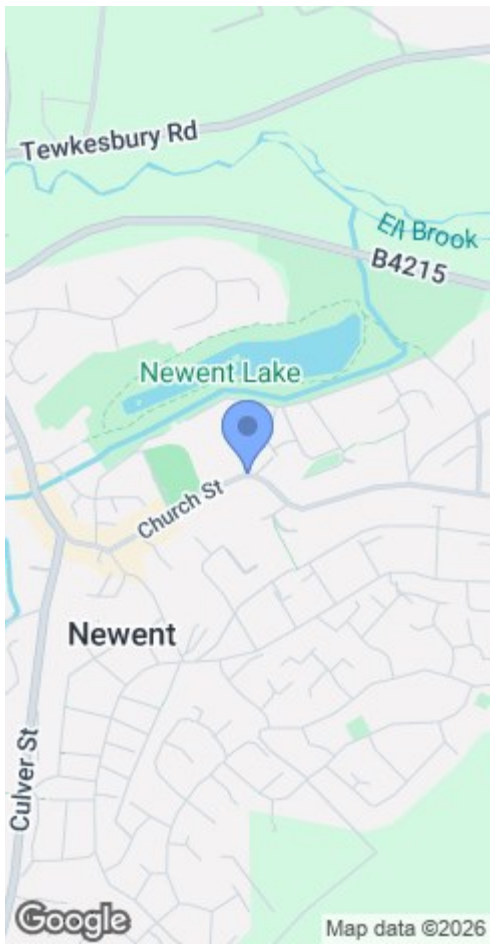
STEVE GOOCH
ESTATE AGENTS | EST 1985

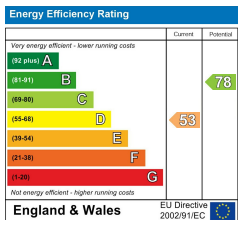
GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.

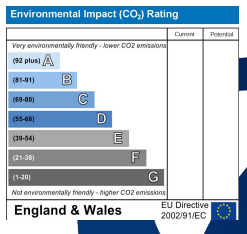


1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.

TOTAL FLOOR AREA : 2118 sq.ft. (196.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025







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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Guide Price £330,000

LOCATED CENTRALLY WITHIN THE HISTORIC MARKET TOWN OF NEWENT, CROFT'S END is a SPACIOUS AND CHARACTERFUL FOUR / FIVE BEDROOM DETACHED COTTAGE set within a GENEROUS PLOT offering MUCH POTENTIAL FOR IMPROVEMENT, CAR PORT and AMPLE OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

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.

Access via front aspect door into:

ENTRANCE HALL
11'8 x 11'6 (3.56m x 3.51m)
Door to under stairs cupboard, turning staircase leading off, radiator, exposed beams and spotlighting, two front aspect windows.

CLOAKROOM
WC, wash hand basin, rear aspect frosted window.

INNER HALLWAY / STUDY AREA
11'2 x 10' (3.40m x 3.05m)
Single radiator, glazed UPVC door to the gardens, rear aspect window.

GLAZED FRENCH DOORS AND DOOR FROM THE HALLWAY LEAD INTO:

LOUNGE
19'4 x 19'3 max (5.89m x 5.87m max)
Lovely exposed brick fireplace, exposed beam work, two double radiators, two front and one rear aspect window.

KITCHEN
13'4 x 9'2 (4.06m x 2.79m)
Base and wall mounted units with laminated worktops and tiled splashbacks, electric cooker point, single drainer sink with mixer tap, single radiator, spotlighting, tiled floor, serving hatch and door to dining / family room, rear aspect window. Door to:

UTILITY
13'3 x 6'7 (4.04m x 2.01m)
Belfast sink with worktop area, plumbing for washing machine, Ideal Logic gas-fired boiler supplying the hot water and central heating, rear aspect window, half glazed door leading to the gardens. Door continues to:

PANTRY / STORE
12'0 x 7'1 (3.66m x 2.16m)
Exposed beams, rear aspect window. Glazed wooden door leads into:

STUDY / BEDROOM 5
16'9 x 12'4 (5.11m x 3.76m)
Radiator, exposed beam work, two front aspect windows, front door. Double doors to fireplace / bread oven area.

DINING / FAMILY ROOM
22'5 x 11'3 (6.83m x 3.43m)
Alternatively accessed from the entrance hall, exposed stone fireplace housing gas fire, TV point, exposed beam work, three front aspect windows.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Exposed ceiling and wall beams, single radiator, access to roof space, three front aspect windows.

BEDROOM 1
19'5 x 13'0 (5.92m x 3.96m)
Built-in wardrobes, exposed beam work, radiator, telephone point, two front and one rear aspect window.

BEDROOM 2
16'3 x 12'7 (4.95m x 3.84m)
Vanity wash hand basin, built-in wardrobes and single radiator, front and rear aspect windows.

BEDROOM 3
12'6 x 8'6 (3.81m x 2.59m)
Exposed beams, single radiator, vanity wash hand basin, built-in wardrobes, rear aspect window.

BEDROOM 4
9'8 x 8'5 (2.95m x 2.57m)
Exposed beams, single radiator, rear aspect window.

OUTSIDE
To the front of the property, a double wrought iron gate gives access to a cobbled driveway with CAR PORT, suitable for the parking of four vehicles, enclosed by walling.

The rear gardens comprise of a large patio seating area, blue slate seating area, steps lead up to the main garden which is laid to lawn, further brick built outhouse, mature planted beds, pedestrian side gate into the back garden, outside lighting and outside tap. The gardens are enclosed by original stone walling and fencing.

To the front of the property, there is a small door with external steps leading down to:

CELLAR
18'9 x 11'0 (5.72m x 3.35m)
Good sized cellar with restricted head height.

SERVICES
Mains water, electricity, gas 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: 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 Newent office, proceed along the High Street into Church Street, passing the church, where the property can be located 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).