

Forge Lane, Newent GL18 1EF

£570,000

naylor powell

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• Spacious three bedroom detached bungalow • Country side setting with light and bright accommodation • Front and rear gardens with plot measuring 0.35 of an acre • Double Garage with driveway parking • Beautiful panoramic views • EPC F32 • Forest of Dean District Council Tax Band F £3,251.87 (2025/26) - Freehold

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Entrance Hall
Generously sized entrance hall with oak flooring throughout.

Dining Room
Features a large window to side aspect and decorative oak wall panelling. Door to kitchen and archway opening into living room.

Kitchen / Breakfast Room
Well appointed kitchen with ample storage in a range of floor and eye level units along with integrated appliances to include electric oven, induction hob with extractor over and stainless steel sink along with space for fridge/freezer and diswasher. Archway opening into breakfast and utility area which has plumbing for washing machine, further worktops, sink unit and storage, window to rear aspect with door leading out and Velux windows to bring the natural light in.

Living Room
Spacious living room boasting exposed brick chimney with inset living flame gas fire with marble heath. Floor to ceiling window to side aspect along with sliding door leading out to the south facing balcony which offers stunning, far reaching views over the surrounding country side and outlook towards the Cotswold escarpment.

Main Bedroom
Double bedroom with built in wardrobes and windows to both the front and side aspect of the property.

Bedroom Two
Double bedroom with built in wardrobes and windows to both the rear and side aspect of the property.

Bedroom Three
Double bedroom with built in wardrobe and windows to both the rear and side aspect of the property.





Bathroom
Bathroom to include marble style tiling along with a white suite comprising bath, WC and hand wash basin. Frosted window to rear aspect.

Shower Room
Suite comprising shower enclosure with direct feed shower, vanity wash basin and WC.

Outside
The front of the property benefits from a large balcony 6.80m x 1.86m and driveway with ample parking that leads to the double garage via an up-and-over electric door (6.81m x 5.92m). The boiler is housed in here and there is also a sink with water supply. There are areas of lawn with a couple of trees and steps leading up to the front door. With access via the side gate, the rear of the property boasts a large garden with an expanse of lawn, a range of mature shrubs and bushes, along with a patioed area suitable for alfresco dining and a pathway leading up to a further terraced area. The views from the orchard at the top of the garden are far-reaching and panoramic over the surrounding countryside. The whole plot measures 0.35 of an acre.

Location
Upleadon is a village and civil parish situated on the outskirts of Newent approximately 10.5 km north-west of Gloucester. Soon after the Norman conquest Upleadon became part of the estates of Gloucester Abbey and was recorded as such in the Domesday Book. The village today extends southwards alongside the River Leadon.

Material Information
Tenure: Freehold
Council tax band: F
Local authority and rates: Forest of Dean district council £3,658.59 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains drainage
Heating: Oil fired
Broadband speed: Basic 1 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three





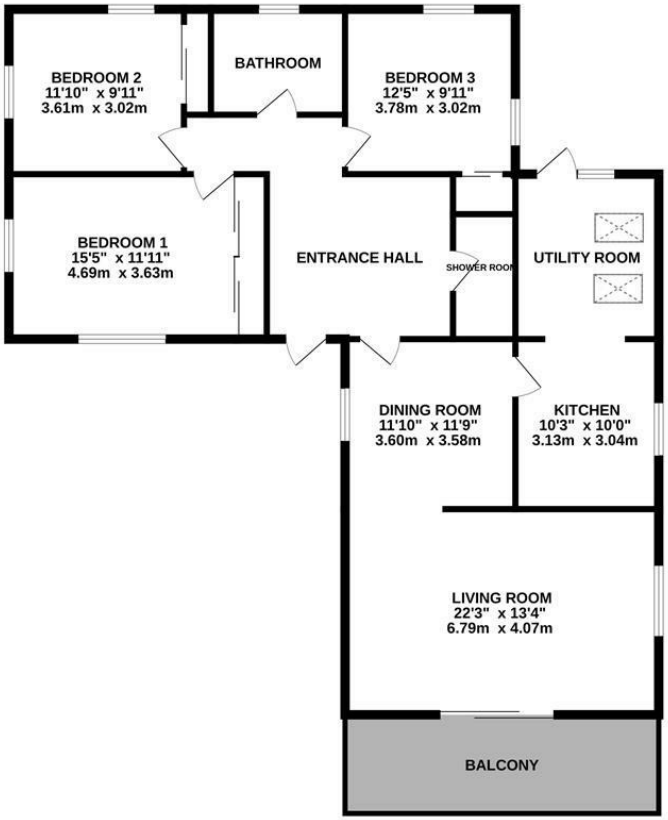








GROUND FLOOR



Whilst 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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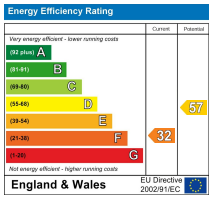
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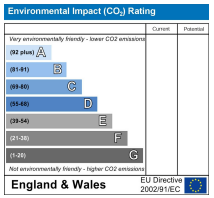
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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