

# The Old Police Station The Village

Westbury-On-Severn GL14 1LN

STEVE GOOCH
ESTATE AGENTS | EST 1985

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**Guide Price £599,950**

**A BEAUTIFUL PERIOD PROPERTY of HISTORICAL IMPORTANCE, having been the LOCAL POLICE HOUSE. The GROUND FLOOR HOLDING CELLS could be ADAPTED TO PROVIDE A SELF CONTAINED ANNEXE. The property BOASTS A NUMBER OF ORIGINAL FEATURES and is PRESENTED TO AN EXCEPTIONAL STANDARD, set within ONE THIRD OF AN ACRE GARDENS with LOVELY VIEWS, located in the POPULAR VILLAGE of WESTBURY-ON-SEVERN.**

Westbury-on-Severn is a picturesque and historic village situated on the western banks of the River Severn, approximately 9 miles south-west of Gloucester. Surrounded by beautiful Gloucestershire countryside, the village offers a delightful rural setting whilst remaining conveniently placed for access to nearby towns, cities and transport links.

The village enjoys a welcoming community atmosphere and benefits from a range of local amenities, including a village shop with post office facilities, a traditional public house, parish church, village hall and Westbury-on-Severn Church of England Primary School. The village is also home to the historic Church of St Peter, St Paul and St Mary, renowned for its distinctive detached bell tower.

The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the natural beauty of the Severn Vale, with numerous footpaths and scenic routes nearby. The village is also conveniently located for exploring the Forest of Dean, famous for its woodland walks, outdoor pursuits and picturesque scenery.

For a wider range of shopping, leisure and educational facilities, the cathedral city of Gloucester is approximately 9 miles away, whilst the historic market town of Newent is around 8 miles distant. Cheltenham, renowned for its shopping, restaurants and cultural attractions, is approximately 18 miles away, with Ross-on-Wye approximately 12 miles away.

Westbury-on-Severn is well positioned for commuters, with access to the A48 providing connections to Gloucester and Chepstow, whilst the M5 motorway can be accessed via Gloucester. Gloucester railway station offers regular services to destinations including Bristol, Birmingham, Cardiff and London, providing convenient connections for those travelling further afield.



Enter the property via UPVC double glazed door with frosted top panel into:

## ENTRANCE VESTIBULE
5'9 x 5'0 (1.75m x 1.52m)
Coat hanging area, alarm control pad, glazed wooden door into:

## ENTRANCE HALL
26'7 x 7'0 (8.10m x 2.13m)
Original ornate tiled flooring, stairs leading off, open under stairs storage area, double radiator, thermostat control, rear aspect window and door leading out to the gardens.

## DINING ROOM
15'0 x 13'0 (4.57m x 3.96m)
Parquet flooring, integrated cast iron log burner, double radiator, front and side aspect windows.

## KITCHEN / BREAKFAST ROOM
17'7 x 12'8 (5.36m x 3.86m)
Handmade wooden kitchen with a range of base and wall mounted units with stone worktops and tiled splashbacks, Victorian style radiator, double doors to boiler cupboard housing the Worcester gas-fired boiler, integrated NEFF five ring gas hob with extractor fan over, integrated Miele dishwasher, integrated Miele oven, integrated fridge / freezer, tiled floor, step down to sunken breakfast area with inset spotlighting, side aspect sash window and rear aspect window overlooking fields and countryside. Step down to:

## UTILITY ROOM
6'3 x 4'8 (1.91m x 1.42m)
Alternatively accessed from the bottom of the entrance hall; wooden worktops, base and wall mounted handmade units, space for under counter fridge / freezer, inset spotlighting, tiled floor.

FROM THE ENTRANCE VESTIBULE, DOOR AND STEP LEADS UP INTO:

## LOUNGE
15'0 x 13'1 (4.57m x 3.99m)
Engineered oak floorboards, inset cast iron log burner, contemporary surround and hearth, double radiator, telephone point, TV point, front aspect windows, bay window to front aspect. ORIGINAL HOLDING CELL DOOR giving access to:

## INNER HALLWAY AREA
25'5 x 5'9 (7.75m x 1.75m)
Engineered Oak floorboards, two double radiators, inset spotlighting, free standing sink unit (cold water feed), rear aspect door, rear aspect window. ORIGINAL CELL DOOR into:













## BEDROOM 5 / GYM
10'0 x 9'0 (3.05m x 2.74m)
Electric radiator, engineered Oak flooring, inset spotlighting, rear aspect window.

## UTILITY ROOM / CELL 2
10'0 x 9'11 (3.05m x 3.02m)
Engineered oak flooring, electric room heater, Belfast sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and further appliances, inset spotlighting, rear aspect window.

## SHOWER ROOM
7'2 x 5'0 (2.18m x 1.52m)
WC, single shower cubicle with Mira Zest electric shower, engineered Oak flooring, tiled splashbacks, panelled radiator, extractor fan, side and rear aspect frosted windows.

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

## LANDING
Exposed wooden floorboards, double radiator, alarm control pad, rear aspect window offering beautiful views over the surrounding countryside.

## WALK-IN WARDROBE / CLOSET
5'9 x 4'8 (1.75m x 1.42m)

## BEDROOM ONE
15'0 x 13'0 (4.57m x 3.96m)
Exposed wooden floorboards, telephone point, built-in double wardrobe, coved ceiling, front aspect window.

## BEDROOM TWO
15'0 x 12'3 (4.57m x 3.73m)
Exposed wooden floorboards, original coving, double radiator, wall light fittings, front and side aspect windows.

## BEDROOM THREE
15'0 x 9'0 (4.57m x 2.74m)
Step up from the landing; exposed parquet flooring, double radiator, spotlighting, side aspect window offering a pleasant outlook over the neighbouring fields and countryside.

## BEDROOM FOUR
12'7 x 8'6 (3.84m x 2.59m)
Exposed floorboards, double radiator, side aspect window overlooking the village.

## BATHROOM
### 12'7 x 8'5 (3.84m x 2.57m)
Engineered Oak flooring, tiled splashbacks, access to roof space, enamel bath with mixer tap and shower detachment, 'his' and 'hers' wash hand basins, WC, double radiator, door to airing cupboard with ample slatted shelving and storage space, half frosted side window enjoying pleasant views over the surrounding countryside towards the village.

## OUTSIDE
A pedestrian gated access and pathway leads to the front of the property, with a patio area as you approach the front door, open canopy over the front door area. The front gardens are laid to lawn with mature planted beds surrounding, enclosed by stone walling. To the rear, a back door from the entrance hallway and from the holding cell area, gives access to a covered canopy to the rear with Velux roof light. This opens out to the former holding cell / exercise yard to the side, accessed from a door from the rear courtyard, with tiled flooring, enclosed by a high brick wall. The rear courtyard is laid to concrete and block flooring with an open wood store area.

## WORKSHOP
### 19'5 x 6'5 (5.92m x 1.96m)
Block floor, power and lighting, Belfast sink unit with cold feed, consumer unit, two front aspect windows.

Adjoining the workshop is a former outside toilet.

From the courtyard, a door leads into the main side of the garden which has a large wrap around patio area, the rest is mainly laid to lawn with a GREENHOUSE, shrub beds etc. At the bottom of the garden is a SUMMER HOUSE, all enclosed by evergreen hedging to the front and mixed native hedging to the rear. The total plot measures approximately one third of an acre and backs onto open fields and countryside.

## SERVICES
Mains water, drainage, electricity and gas.

## 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: E
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 Gloucester, proceed along the A48 towards Chepstow passing through Minsterworth until reaching the village of Westbury on Severn. Upon reaching the centre of the village, pass The Lyon Inn Public House on the left hand side. Follow this road along and the property will be found immediately opposite the turning for Colchester Close as marked by our 'For Sale' board. The property does not have an off road parking area, and so the best place to park is on Colchester Close.

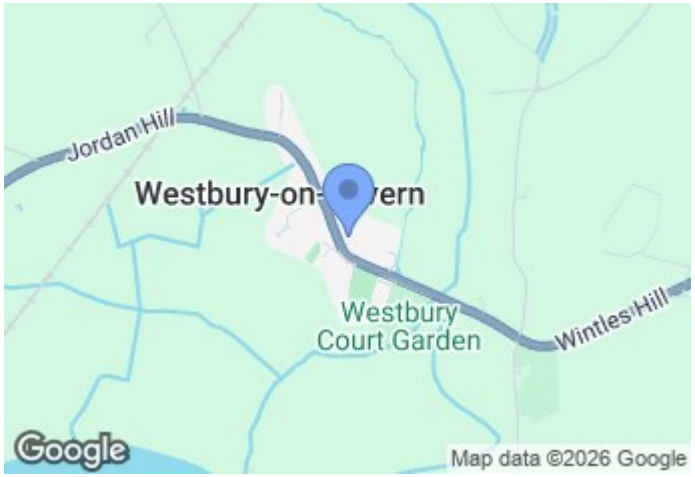
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## PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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





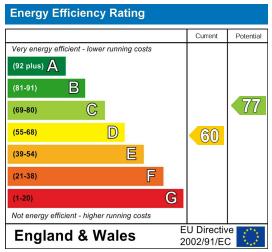


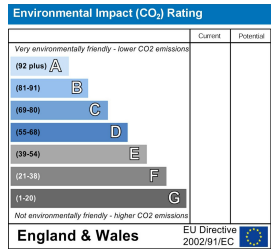
GROUND FLOOR
approx.




1ST FLOOR
approx.




MISREPRESENTATION DISCLAIMER

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