



Kilcot House Kilcot Lane, Kilcot GL18 1NQ
£650,000



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- Five bedroom detached family home
- Character features to include fireplaces and flag stone floor
- 1.2 acres of grounds comprising formal gardens and woodland
- Spacious and versatile accommodation with two living rooms and a conservatory
- Ample off-road parking plus outbuildings
- Forest of Dean District Council, Tax Band F - £3265.04 (2025/26)
- EPC D63

£650,000



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Entrance Hall

As you step inside the home you are welcomed into the generous entrance hall featuring original flagstone flooring, stairs leading to the first floor and a door taking you down towards the cellar.

First Living Room

To the left of the entrance hall is the first living room with fireplace with inset wood burning stove and decorative surround. There are fitted bookshelves, decorative picture rail and views over the gardens through the large bay window.

Second Living Room

Adjacent to the first living room is an additional reception room which boasts a lovely open fireplace and surround. A large bay window and two smaller windows overlook the gardens.

Kitchen/Dining Room

To the right of the entrance hall you step into the open plan kitchen/dining room with

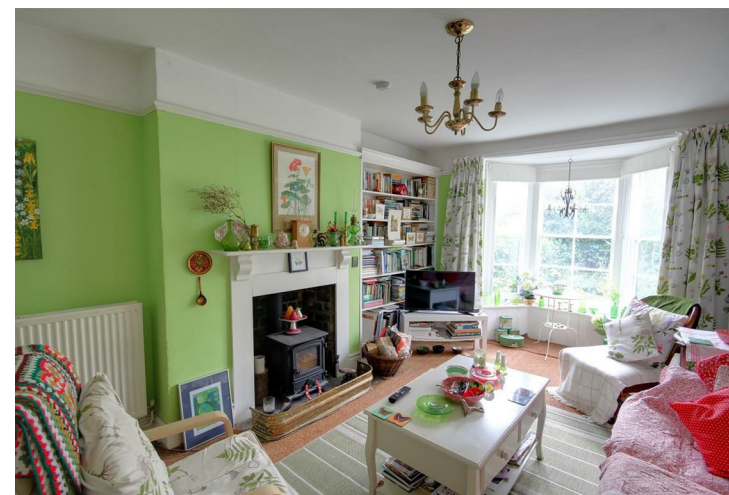
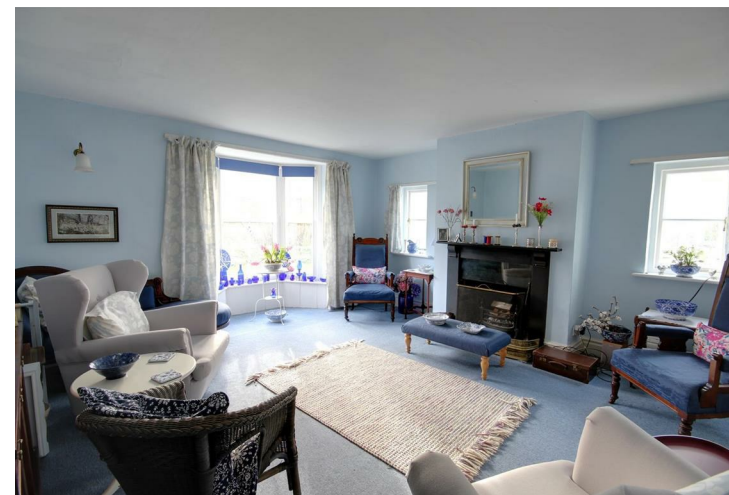
a range of farmhouse style wall and base units with laminate worktops set on top of a quarry tiled floor. There is a range style cooker with hob and stainless steel extractor fan and splash back. A Belfast sink is positioned beneath a window overlooking the gardens and driveway. The dining area offers ample space for entertaining and has two windows overlooking the gardens. To complete the charming space is a fireplace with wooden surround.

Breakfast Room

Just off from the kitchen is a breakfast room which includes a Rayburn cooker with mantle above, additional storage units and doors leading into the conservatory and entrance hall.

Conservatory

A light and expansive addition to the home where you can enjoy views over the gardens. There is a Perspex roof and double doors leading out to the patio area.



Rear Lobby

To the rear of the property you are met with a passageway leading to the garden, with doors to a cloakroom including a WC and a wash basin. You then enter into the pantry and utility room with fitted shelving and plumbing for appliances.

Master Bedroom

The master bedroom boasts a feature cast iron fireplace and pedestal wash hand basin with tiled splashback. A window overlooks the side aspect.

Bedroom Two

Window overlooking the side aspect, cast iron fireplace and storage space.

Bedroom Three

This lovely bright room has two windows overlooking the rear garden and front aspect.

Bedroom Four

Window to rear aspect.

Bedroom Five

This single bedroom has a window to the front aspect and a handy storage space.

Family Bathrooms

The bedrooms are served by a delightful bathroom, separate WC and private shower room.

Outside

One of the key features of this beautiful home is the 1.2 acres in expansive ground, formal gardens to the front of the property,

outbuildings and a large paddock full of native trees. With entrances from either the rear lobby or the Conservatory you are greeted by a formal garden with flat lawns and a variety of mature and colourful shrubs complimented by surrounding trees. The property includes a driveway to the side aspect of the property which leads to further parking with hard standing and outbuildings. From the driveway you enter through towards the paddock full of mature native trees and a stunning view overlooking the country side. The paddock also has an additional gated entrance allowing for vehicle access. The whole plot measure 1.2 acres.

Location

Kilcot and Gorsley are adjoining rural villages located within the Forest of Dean District of Gloucestershire, about two miles west of the Market town of Newent. The rural location benefits from the local Gorsley Goffs Primary School, the renowned pubs The Kilcot Inn and Roadmaker Inn, local shop and post office, popular coffee house, active Cricket Club at nearby Aston Ingham and bus route and good motorway links to both the M50 and M5.

Nearby Newent originally called Noent is a small market town. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is



the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within close driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close

by that incorporates both the Newent and Ledbury "loops".

Material Information

Tenure: Freehold

Council tax band: F

Local authority and rates: Forest of Dean

District Council £3,424.77 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

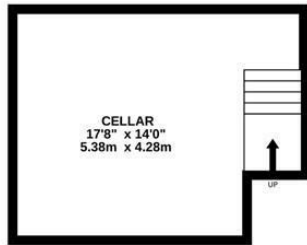
Heating: Mains gas. Please note a new combi boiler was fitted in January 2025

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

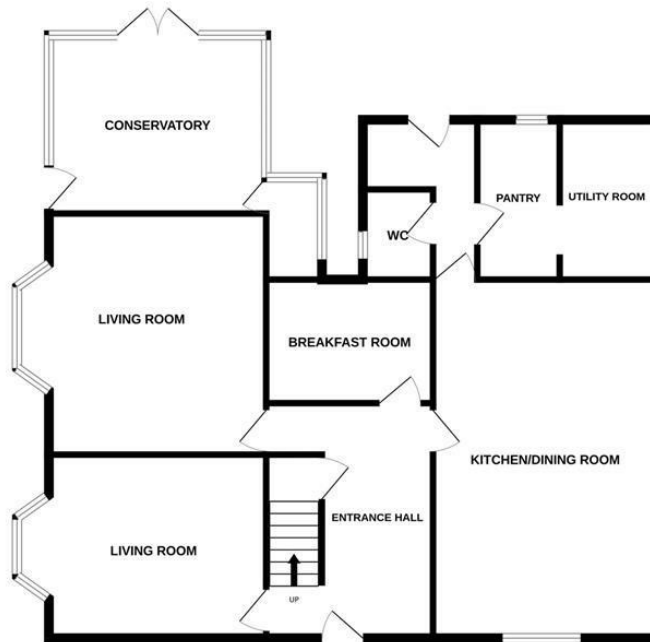
Mobile phone coverage: EE, Vodafone, O2, Three



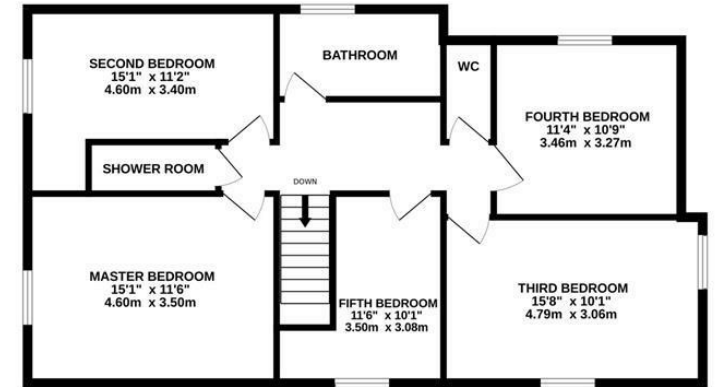
BASEMENT
234 sq.ft. (21.7 sq.m.) approx.



GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 sq.m.) approx.

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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