



10 Chase View
Newent GL18 1FR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £615,000

An EXCEPTIONALLY WELL PRESENTED FIVE DOUBLE BEDROOM ATTRACTIVE MODERN FAMILY HOME with TWO BAY WINDOWS TO THE FRONT, TWO EN-SUITE BEDROOMS, THREE RECEPTIONS, ENCLOSED GARDENS 40' x 30' APPROX, DETACHED DOUBLE GARAGE and PARKING FOR FOUR / FIVE VEHICLES, with a LOVELY OUTLOOK TO THE FRONT OVER THE WILD MEADOW AND FIELDS BEYOND.

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.



Entrance via doorway to:

ENTRANCE HALL

Single radiator, Karndean flooring, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, tiled splashback, radiator, Karndean flooring.

LOUNGE

18'9 into front aspect bay window x 12'4 (5.72m into front aspect bay window x 3.76m)

Feature fireplace with inset electric wood burning style stove, radiator, spotlighting, large front aspect bay window with lovely open outlook over the wild meadow.

STUDY

10'4 into front aspect bay window x 9'7 (3.15m into front aspect bay window x 2.92m)

Radiator, spotlighting, front aspect bay window with a lovely open outlook over the wild meadow.

FAMILY / KITCHEN / DINING ROOM

29'7 x 12'11 (9.02m x 3.94m)

Fully fitted kitchen to comprise one and a half bowl sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated appliances to include dishwasher, SMEG five ring induction hob with cooker hood above, eye level double oven, cupboards above and below, fridge / freezer, various saucepan drawers etc all with soft closure, breakfast bar, built-in wine rack, two double radiators, Karndean flooring, spotlighting, good sized under stairs storage cupboard, two rear aspect windows with a private outlook over the gardens, fully glazed French doors through to the rear.

UTILITY

6'2 x 5'9 (1.88m x 1.75m)

Plumbing for washing machine, space for tumble dryer, built-in cupboards, cupboard housing the gas-fired central heating and domestic hot water boiler, single radiator, half glazed frosted door through to the side.





FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Spacious landing, single radiator, airing cupboard with full height water tank, access to roof space.

MASTER BEDROOM

13'7 x 12'8 (4.14m x 3.86m)

Full height fitted wardrobes accessed via sliding doors with hanging rail and shelving, single radiator, front aspect leaded light window with a lovely outlook over the wild meadow onto open fields and farmland beyond.

EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, tiled splashback, heated towel rail, Karndean flooring, side aspect frosted window.

GUEST BEDROOM 2

11'4 x 9'10 (3.45m x 3.00m)

Built-in double wardrobes accessed via sliding doors, hanging rail and shelving, single radiator, front aspect window with a lovely outlook. Door to:

EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, tiled splashback, heated towel rail, Karndean flooring, front aspect frosted window.

BEDROOM 3

13'0 x 10'5 (3.96m x 3.18m)

Single radiator, rear aspect window overlooking the gardens.

BEDROOM 4

10'7 x 9'2 (3.23m x 2.79m)

Single radiator, rear aspect window overlooking the gardens.

BEDROOM 5

8'2 x 9'2 (2.49m x 2.79m)

Single radiator, rear aspect window overlooking the gardens.

BATHROOM

Modern panelled bath with shower attachment over, tiled surround, close coupled WC, wash hand basin, tiled splashback, heated towel rail, Karndean flooring, side aspect frosted window.

OUTSIDE

A tarmac driveway, suitable for the parking of at least four vehicles, leads to:

DETACHED DOUBLE GARAGE

19'8 x 17'7 (5.99m x 5.36m)

Accessed via electric up and over door, power and lighting, eaves storage space.

An EV charger is situated on the driveway.

To the front of the property, a pathway leads to the front door, lawned area, outside lighting. A gated side access leads through to an enclosed rear garden with paved patio area running the full length of the house, outside power points, outside tap, outside lighting, lawned area, flower borders surrounding with various shrubs and bushes, useful private storage area behind the garage, SUMMER HOUSE (9'0 x 9'0) with double doors opening out onto the garden. The rear garden measures approximately 40' x 30' minimum.

SERVICES

Mains water, drainage, electricity and gas.

AGENT'S NOTE

Approximately £350 per annum to cover maintenance of the communal areas and wild meadow.

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.

VIEWING

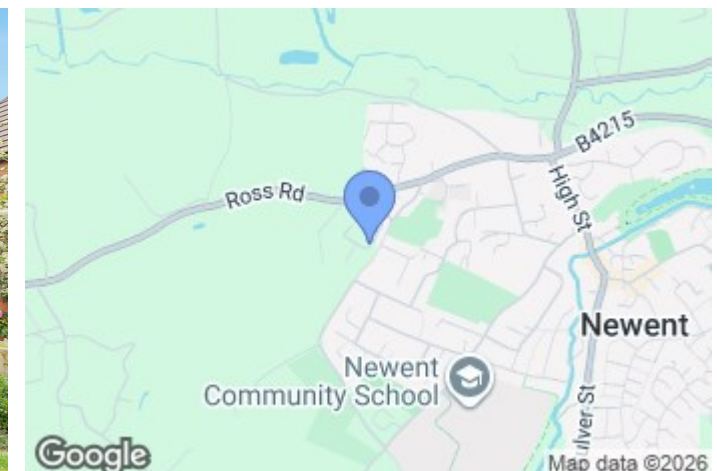
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

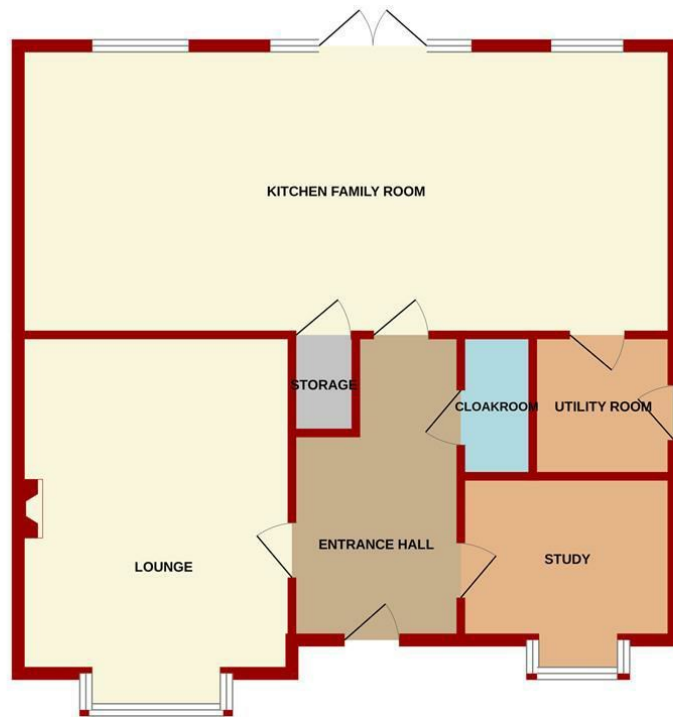
From Newent, proceed out of town towards Ross On Wye along the B4221, turning left into Bradfords Lane then first right into Jubilee Way. Proceed around to the top and Chase View will be found on your right hand side.

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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