



**Greystones High Street**  
**Newnham GL14 1BW**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Greystones High Street

## Newnham GL14 1BW

Guide Price £450,000

**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* OFFERED FOR SALE WITH NO ONWARD CHAIN, this BEAUTIFULLY PRESENTED and METICULOUSLY MAINTAINED GRADE II LISTED GEORGIAN TOWNHOUSE, believed to date back to CIRCA 1730, is rich in CHARACTER and PERIOD CHARM. Extending to OVER 1,500 SQ.FT. of SPACIOUS ACCOMMODATION arranged across two floors, the property features FOUR BEDROOMS, a GENEROUS LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DOWNSTAIRS W.C. and a FAMILY BATHROOM. Outside, the property benefits from an ATTRACTIVE WEST-FACING ENCLOSED WALLED GARDEN, CELLAR/WORKSHOP and the rare advantage of AMPLE OFF-ROAD PARKING, a HIGHLY SOUGHT AFTER feature for a home situated on the HISTORIC HIGH STREET OF NEWNHAM-ON-SEVERN.**

Newnham on Severn is a popular village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for enjoying the tranquil riverside atmosphere. It attracts artists and nature lovers alike.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.





A side aspect solid wooden door with stained glass panel leads into;

## ENTRANCE HALL

A spacious hallway with parquet flooring, stairs ascending to the first floor landing, radiator, side aspect window with secondary glazing and doors leading off to the lounge/diner and kitchen/breakfast room.

## LOUNGE

17'5 x 11'8 (5.31m x 3.56m)

Situated at the front of the property enjoying the morning sun through the two sash windows with secondary glazing, featuring a beautiful fireplace with inset log burner set on a tiled hearth, radiator.

## DINING AREA

13'0 x 8'9 (3.96m x 2.67m)

Sash window with secondary glazing, built-in storage units and shelving, radiator.

## KITCHEN/BREAKFAST ROOM

12'6 x 13'7 (3.81m x 4.14m)

Comprising a combination of wooden and stainless steel units with white mono-block tiled splash-backs, a stainless steel sink unit with drainer, Everhot electric Aga, American style fridge/freezer with water filter/ice machine plumbed in. Additionally there is a pantry cupboard, decorative tiled floor, radiator, double glazed side aspect window, French doors leading out to the rear garden and an inner door into;

## UTILITY

4'1 x 5'11 (1.24m x 1.80m)

With a fitted worktop having washing machine and dishwasher, decorative tiled flooring, side aspect window and a door into;

## DOWNSTAIRS W.C

2'6 x 5'6 (0.76m x 1.68m)

Comprising a close coupled w.c, pedestal washbasin, radiator, decorative tiled flooring and obscured rear aspect double glazed window.



## LANDING

Having space for a home office setup, loft hatch, radiator, airing cupboard housing the gas-fired Worcester boiler and hot water immersion tank, two double glazed side aspect windows, doors lead off to the four bedrooms and family bathroom.

## BEDROOM ONE

14'8 x 12'1 (4.47m x 3.68m)

A good size double room with exposed wooden floorboards, radiator and two front aspect sash windows with secondary glazing.

## BEDROOM TWO

13'4 x 10'3 (4.06m x 3.12m)

A double room with a built-in wardrobe, exposed wooden floorboards, radiator and front aspect sash window with secondary glazing.

## BEDROOM THREE

9'8 x 7'2 (2.95m x 2.18m)

A double room with radiator, exposed wooden floorboards, rear aspect double glazed window overlooking the garden.

## BEDROOM FOUR

7'6 x 7'2 (2.29m x 2.18m)

Formerly the study being ideal for those needing to work from home, rear aspect double glazed window overlooks the garden.

## FAMILY BATHROOM

8'11 x 7'3 (2.72m x 2.21m)

Comprising a freestanding claw foot roll top bath with electric shower over, high level w.c and pedestal washbasin, exposed wooden floorboards, radiators, built-in storage unit, obscured double glazed side aspect window.

## CELLAR

9'9 x 23'2 (2.97m x 7.06m)

Accessed from outside, having full head height with flagstone flooring believed to possibly have medieval origins, power and lighting, ideal as a workshop/wine store.

## PARKING

Located to the rear of the property via Smithyman Court, a shared privately owned road leads to a secluded parking area providing space for four/five vehicles. The area is well suited for a motorhome, caravan or classic cars, and also offers potential for a double garage, subject to the necessary planning consents.







## OUTSIDE

To the side of the property, a wooden gate opens into a useful passageway, providing access via steps up to the main entrance and down to the cellar. Beyond, a further gate leads into the attractive west-facing walled rear garden, which has been thoughtfully landscaped to include patio seating areas, vibrant well-stocked flower borders, and a charming ornamental fish pond, creating an ideal space for relaxation and outdoor entertaining. A rear gate and pathway provide convenient access to the property's private parking area.

## DIRECTIONS

What3Words/// nibbles.vowed.revealing- Follow the A48 in the direction of Lydney and Chepstow passing through the village of Westbury-on-Severn and continuing on to the village of Newnham-on-Severn. Upon entering the High Street, the property can be found after a short distance on the right.

## SERVICES

Mains water, drainage, electricity, 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

## LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

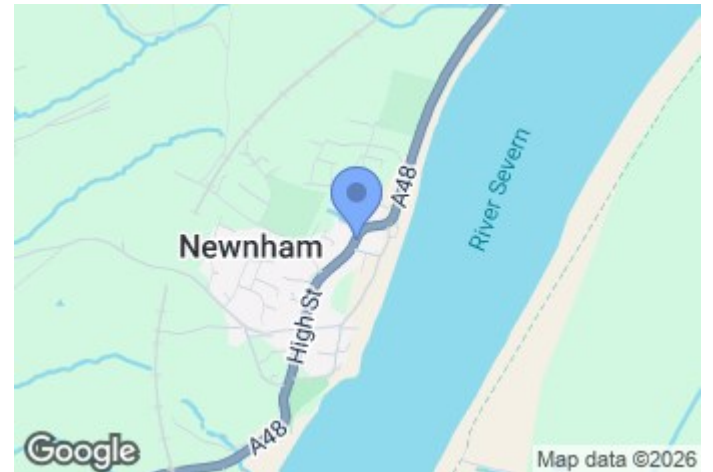
Freehold

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

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









Approximate total area<sup>(1)</sup>  
1515 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

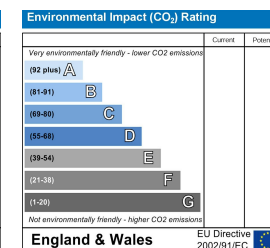
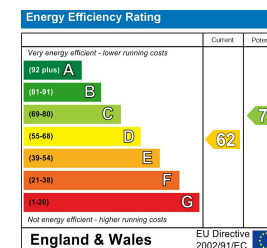
Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.





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