Severn House

Bullo Pill, Newnham GL14 1ED

STEVE GOOCH
ESTATE AGENTS | EST 1985

Severn House

Bullo Pill, Newnham GL14 1ED

£590,000

****VIRTUAL TOUR AVAILABLE** AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, built in 2017 to a HIGH SPECIFICATION and boasting EXCELLENT ECO CREDENTIALS WITH AN IMPRESSIVE EPC RATING OF B. Offering SPACIOUS, CONTEMPORARY AND VERSATILE ACCOMMODATION APPROACHING 2,000 SQ.FT., thoughtfully arranged over two floors, this exceptional home is perfectly suited to modern family living. The property benefits from FOUR GENEROUS DOUBLE BEDROOMS, TWO WITH EN-SUITE FACILITIES, and a further FAMILY BATHROOM. Energy-efficient features include PV SOLAR PANELS FOR WATER HEATING and GROUND FLOOR UNDERFLOOR HEATING, combining modern comfort with improved energy efficiency. Externally, the property enjoys GENEROUS WRAP-AROUND ENCLOSED GARDENS, a DETACHED DOUBLE GARAGE and OFF-ROAD PARKING FOR FOUR TO FIVE VEHICLES, accessed via a shared driveway, together with the added attraction of DELIGHTFUL VIEWS TOWARDS THE RIVER SEVERN.**

The property is ideally situated off a PRIVATELY OWNED NO-THROUGH TRACK in the quiet hamlet of Bullo Pill, on the banks of the River Severn, conveniently located between the villages of Newnham on Severn and Blakeney.

The accommodation comprises a CENTRAL ENTRANCE HALL, KITCHEN/DINER, LIVING ROOM, FAMILY ROOM, STUDY, UTILITY and W.C. to the ground floor. To the first floor, there is a PRINCIPAL BEDROOM with EN-SUITE SHOWER ROOM, an ADDITIONAL EN-SUITE BEDROOM, TWO FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM.

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 front aspect solid oak door with glazed panels either side leads into;

ENTRANCE HALL
16' 10 x 11'4 (4.88m 3.05m x 3.45m)
A bright and spacious central hallway with stairs ascending to the first floor, oak flooring with underfloor heating, doors lead off to the kitchen/diner, family room, study, utility and w.c.

KITCHEN / DINER
23'0 x 13'0 (7.01m x 3.96m)
The social focal point of the home with plenty of space for a large dining table, a range of fully fitted high quality contemporary units with sleek quartz worktops, large central island with breakfast bar and five ring gas hob with extractor above. Built-in Bosch appliances include an eye level double electric oven, fridge/freezer, and dishwasher. Additionally there is an inset 1.5 stainless steel sink unit, oak flooring with underfloor heating, dual aspect windows and French doors that open out to the side garden. Bi-folding doors lead through to the living room.

LIVING ROOM
15'5 x 13'0 (4.70m x 3.96m)
A feature fireplace with oak mantle and inset multi-fuel burning stove creates a cosy feel, oak flooring with underfloor heating, tv point, French doors open out to the rear garden.

FAMILY ROOM
14'5 x 11'5 (4.39m x 3.48m)
A useful second reception room with oak flooring and underfloor heating, French doors open out to the rear patio, side aspect window.

STUDY
7'3 x 6'9 (2.21m x 2.06m)
An ideal dedicated work from home space, oak flooring with underfloor heating, Gigaclear fibre point, rear aspect window.

UTILITY
7'6 x 7'5 (2.29m x 2.26m)
Comprising a fitted quartz effect worktop with inset stainless steel sink, space and plumbing for a washing machine and tumble dryer, oil-fired combi boiler, tiled flooring with underfloor heating, a door leads out to the side garden.

CLOAKROOM
Close coupled w.c, wall mounted floating washbasin, underfloor heating, heated towel rail, obscured

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Double airing cupboard with pressurised hot water cylinder, radiator, rear aspect window, doors lead off to the four bedrooms and family bathroom.

BEDROOM ONE
14'5 x 12'10 (4.39m x 3.91m)
Situated to the front of the property having superb views of the River Severn, vaulted ceiling, radiator, tv point, a door leads into;

EN-SUITE
Comprising a mains fed shower, close coupled w.c and pedestal washbasin, heated towel rail, obscured side aspect window.

BEDROOM TWO
13'11 x 11'11 (4.24m x 3.63m)
Radiator, tv point, rear aspect window, a door leads into;

EN-SUITE
Mains fed shower cubicle, close coupled w.c, pedestal washbasin, heated towel rail, obscured side aspect window.

BEDROOM THREE
11'5 x 11'0 (3.48m x 3.35m)
Radiator, tv point, rear aspect window.

BEDROOM FOUR
11'4 x 11'0 (3.45m x 3.35m)
Radiator, tv point, front aspect window with river views.

FAMILY BATHROOM
9'7 x 7'1 (2.92m x 2.16m)
Comprising a panelled bath with tiled splash-backs, double width mains fed walk-in shower with tiled surround, vanity washbasin unit and close coupled w.c. There is also a heated towel rail, tiled flooring and two light tunnels.

DETACHED DOUBLE GARAGE / DRIVEWAY PARKING
In front of the property there is driveway parking (via a shared driveway for three properties) suitable for four/five vehicles. A detached double garage accessed via an electric door with power and lighting and eaves storage offers additional parking and potential workshop space/annexe accommodation subject to the relevant permissions.

OUTSIDE
To the front of the property, a shared driveway provides ample driveway parking and access to the detached double garage, with a small lawned area positioned to the side. Gated steps and a pathway lead to the main entrance, while the beautifully maintained wrap-around gardens offer a high degree of privacy and enjoy plenty of natural sunlight throughout the day. Patio seating areas are conveniently positioned just off the sitting room/snug to the rear and the kitchen/diner to the side, with the gardens being predominantly laid to lawn and complemented by planted borders and established shrubs.

SERVICES
Mains electric, water, private septic tank and oil-central heating. Underfloor heating to the ground floor, PV solar panels for heating water.

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

DIRECTIONS

What3Words///redeeming.conducted.dialects- From Gloucester, follow the A48 through the villages of Westbury-on-Severn and Newnham-on-Severn. After passing under the railway bridge, continue along the A48 for a short distance then turn right signposted Bullo Pill. Continue along the track, passing under the railway bridge, where the property can be found after a short distance on the left tucked back off the road.

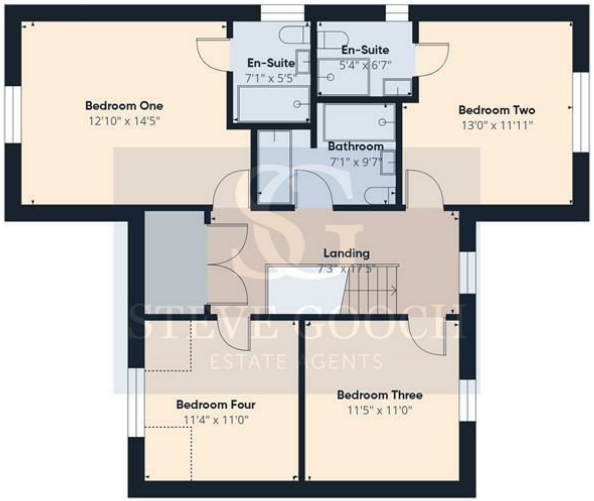
PROPERTY SURVEYS

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 (Mitcheldean)

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

Floor 0



Floor 1

Approximate total area(1)

1801 ft²

Reduced headroom

40 ft²

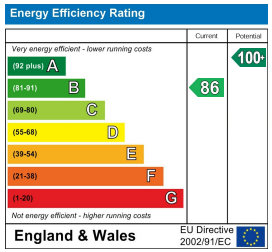
(1) Excluding balconies and terraces

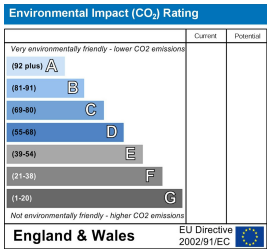
Reduced headroom

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.

GIRAFFE360





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.