



**Manor Lodge New Road**  
Mitcheldean GL17 0EP

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Manor Lodge New Road

## Mitcheldean GL17 0EP

£450,000

Manor Lodge is an **IMPRESSIVE THREE DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED VICTORIAN PROPERTY** situated within a **GENEROUS SIZED PLOT** on the outskirts of Mitcheldean town. The property offers a **RANGE OF ORIGINAL CHARACTER FEATURES** such as the **VICTORIAN FIREPLACES**, as well as **AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES**, a **DETACHED DOUBLE GARAGE** and a **PRIVATE WELL MAINTAINED GARDENS**. There is also a **FURTHER OUTBUILDING THAT THAT WOULD ALSO MAKE FOR AN IDEAL OFFICE/STUDIO**.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



## FRONT PORCH

Accessed via a modern composite door, period tiled floor, leads into;

## ENTRANCE HALL

Period quarry tile floor, radiator, stairs leading to first floor landing, storage cupboard, doors lead into the sitting room, dining room and kitchen.

## SITTING ROOM

**12'00 x 12'00 (3.66m x 3.66m)**

Wood burning stove, tv point, broadband point, radiator, front aspect window.



## DINING ROOM

**12'00 x 12'00 (3.66m x 3.66m)**

Feature original Victorian fireplace with period surround, radiator, front aspect window.

## KITCHEN

**17'09 x 8'11 (5.41m x 2.72m)**

Fully fitted range of eye and base level units with laminate worktops and inset stainless steel one and a half bowl sink with drainer. Integral electric oven, gas hob and extractor canopy. Space and plumbing for a washing machine, dishwasher and fridge/freezer. Newly fitted gas-fired combi boiler, windows to both sides and rear aspects overlooking the gardens. Side opening leads into;

## HALL/UTILITY

**9'03 x 5'01 (2.82m x 1.55m)**

Wall mounted wash handbasin, space for a tumble dryer and further fridge/freezer, radiator, tiled flooring, door leads into the bathroom and a stable door leads into the boot room.

## BATHROOM

**9'03 x 6'03 (2.82m x 1.91m)**

Modern white suite including a bath with electric shower over and wet board surround, vanity washbasin with integral low level w.c, radiator, obscured side aspect window.





## BOOT ROOM

Ideal for storing coats and shoes, tiled floor, door leads to the rear of the property.

## SPLIT LEVEL LANDING

Loft hatch to loft space, doors lead off to the three bedrooms, front aspect window.

## BEDROOM ONE

**12'00 x 11'09**

Bespoke built-in wardrobes and shelving, feature fireplace with cast iron grate inset and wooden mantle, radiator, front aspect window with views towards fields, door leads into;

## ENSUITE SHOWER ROOM

**8'09 x 5'04 (2.67m x 1.63m)**

Modern suite comprising a walk-in shower with tiled surround, low level w.c, pedestal hand basin with tiled splash-backs, electric panel heater, rear aspect window.

## BEDROOM TWO

**12'00 x 12'00 (3.66m x 3.66m)**

Radiator, front aspect window with views towards fields.

## BEDROOM THREE

**11'11 x 8'11 (3.63m x 2.72m)**

Built-in cupboard, radiator, side aspect window overlooking the garden.

## DOUBLE GARAGE

**18'10 x 17'00 (5.74m x 5.18m)**

The double up and over doors give access to a small storage area to the front. A side door gives access into a storage room with power and lighting.

## OUTSIDE

The large driveway is accessed via a five bar gate and provides parking for numerous vehicles. To the right side of the property is a covered patio area ideal for relaxing and entertaining, and a purpose built store. From here there is access to a slightly raised terrace and to the rear of the property is the storage room with power and lighting. To the left side of the property there is a lawn and attractive borders, a path and gate lead back out to the driveway.

## DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136 continue along here for approximately 200 yards where the property can be found on the right hand side.

## 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 Water Authority

## LOCAL AUTHORITY

Council Tax Band: D

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

## TENURE

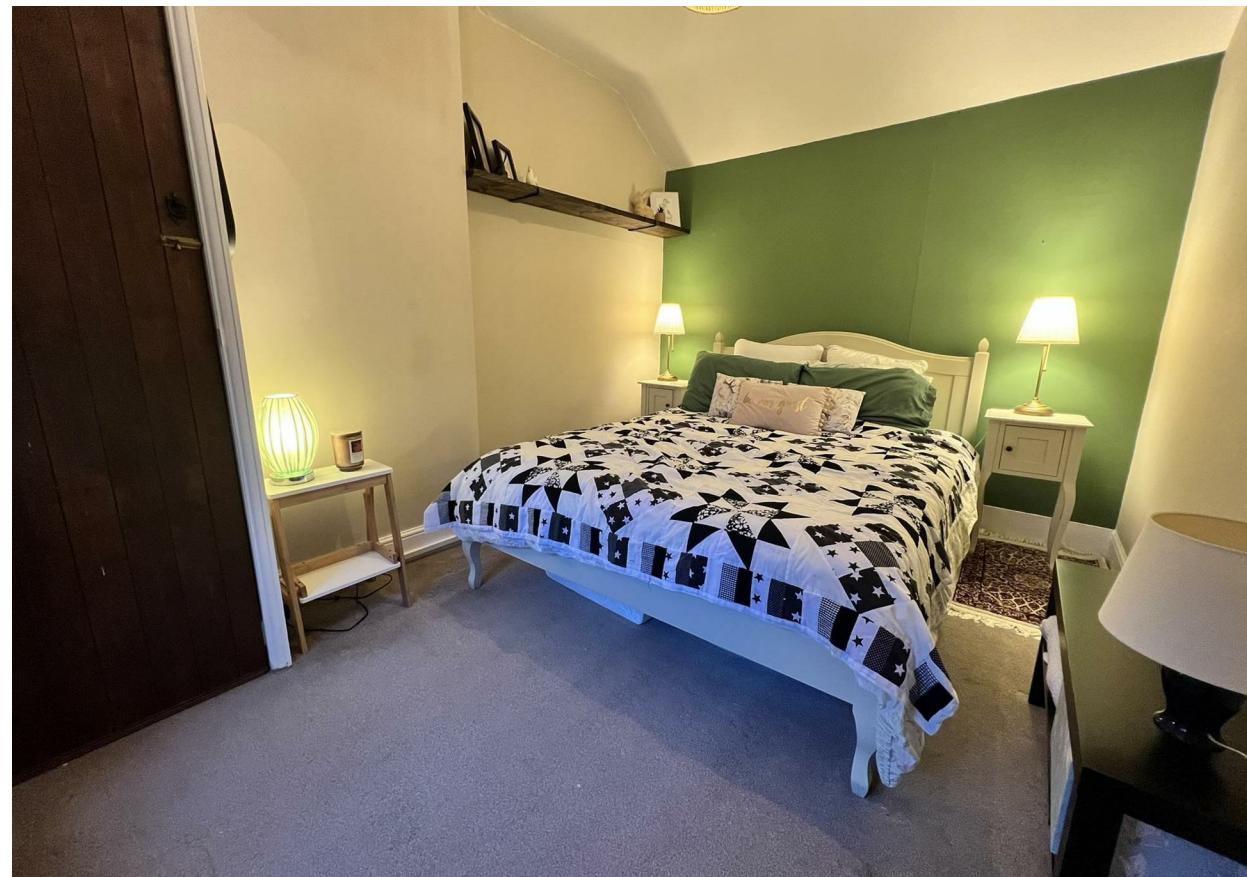
Freehold

## 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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## AWAITING VENDOR APPROVAL

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



GROUND FLOOR



FIRST FLOOR



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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#### 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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