



The Red House 29-31 Church Street
Newent GL18 1AA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £725,000

RARELY AVAILABLE, this EXCEPTIONAL EIGHT BEDROOM GRADE II LISTED GEORGIAN HOME is set within a GENEROUS AND PRIVATE PLOT, offering a MATURE WALLED GARDEN and AMPLE OFF ROAD PARKING, all in the HEART OF A SOUGHT AFTER MARKET TOWN LOCATION. BEAUTIFULLY PRESENTED THROUGHOUT, the property SEAMLESSLY COMBINES ELEGANT PERIOD CHARM WITH MODERN LIVING. CHARACTER FEATURES THROUGHOUT to include SASH WINDOWS and ORIGINAL DETAILING, offering a sense of TIMELESS SOPHISTICATION across the SPACIOUS INTERIOR. The accommodation includes a VERSATILE ONE BEDROOM ANNEXE, PERFECT FOR MULTI-GENERATIONAL LIVING or as a potential AIR BNB / GUEST SUITE, with the FLEXIBILITY TO INCORPORATE IT INTO THE MAIN HOME, IF DESIRED.

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.



The property is accessed via a solid timber door into:

ENTRANCE PORCH

Double glazed doors leads into:

ENTRANCE HALLWAY

Radiator, stairs lead to the first floor. Door into:

LOBBY

Tiled flooring, hanging space. Door to the cellar.

TWO CELLAR ROOMS

18'11 x 12'8 and 18'11 x 11'1 (5.77m x 3.86m and 5.77m x 3.38m)

Power and lighting.

SITTING ROOM

18'3 x 12'0 (5.56m x 3.66m)

Timber flooring, original fireplace, picture rail, double radiator, rear aspect window.

DINING ROOM

18'9 x 11'5 (5.72m x 3.48m)

Original fireplace, solid timber flooring, double radiator, dado rail, picture rail, front aspect window.

KITCHEN/BREAKFAST ROOM

19'3 x 13'1 (5.87m x 3.99m)

Double bowl Belfast sink unit with mixer tap and cupboards below, range of base and wall mounted units, fitted Rangemaster cooking range with five ring gas hob, hot plate and ovens below, space for American style fridge freezer, tiled flooring, side aspect window. Half glazed door leading to the outside.

UTILITY ROOM/CLOAKROOM

Belfast sink unit with mixer tap over, low level W.C, built in storage cupboard, plumbing for automatic washing machine.

GARDEN ROOM

19'4 x 12'8 (5.89m x 3.86m)

Exposed timber flooring, exposed fireplace, double radiator, two rear aspect windows. Fully glazed French doors leading out to the rear patio.

From the entrance hallway, easy tread staircase leads to the first floor:

LANDING

Second staircase leads back to the ground floor, further stair case leads to the second floor, rear aspect window. Door into:

MASTER BEDROOM

17'0 x 15'11 (5.18m x 4.85m)

Solid timber flooring, two single radiators, original fireplace, fitted wardrobes, side aspect bay window enjoying a lovely outlook over the gardens. Door into:





SPACIOUS EN-SUITE

Solid timber flooring, original fireplace, corner shower cubicle and tray with tiled surrounds, low level WC, pedestal wash hand basin, double radiator, side and rear aspect windows.

DRESSING ROOM

11'5 x 7'9 (3.48m x 2.36m)

Single radiator, gas fired central heating and domestic hot water boiler, rear aspect window. (This room can also be accessed from the landing)

BEDROOM 2

19'3 x 16'0 (5.87m x 4.88m)

Exposed timbers, original fireplace, double and single radiators, built in cupboard, two front aspect sash windows.

BEDROOM 3

19'8 x 13'1 (5.99m x 3.99m)

Built in wardrobes and cupboards, double radiator, window seat with front aspect sash window.

BEDROOM 4

15'8 x 13'9 max (4.78m x 4.19m max)

Original fireplace, dado rail, double radiator, front aspect sash window.

FAMILY BATHROOM

White suite comprising modern panelled bath with tiled surrounds, double shower cubicle and tray with tiled surround, pedestal wash hand basin, close coupled WC, towel rail/radiator, tiled flooring, two side aspect windows.

FROM THE LANDING, STAIRS LEAD TO THE SECOND FLOOR:

BEDROOM 5

21'8 x 10'0 (6.60m x 3.05m)

Exposed timbers, two double radiators, two side aspect Velux roof lights. Door into:

ENSUITE BATHROOM

Slipper bath with shower attachment, close coupled W.C., wash hand basin, rear aspect sash window.

BEDROOM 6

19'9 x 11'1 (6.02m x 3.38m)

Exposed timbers, double radiator, front aspect window, rear aspect Velux roof light. Door into:

STORAGE ROOM

10'2 x 9'11 (3.10m x 3.02m)

Exposed timbers, double radiator.

NURSERY/OCCASIONAL BEDROOM 8

10'10 x 10'7 (3.30m x 3.23m)

Original timber flooring, front aspect window.

BEDROOM 7

16'2 x 10'4 (4.93m x 3.15m)

Exposed timbers, double radiator, front aspect window.

ANNEXE

From the main hallway a door gives access into the self contained annexe.

LOUNGE

30'10 x 11'8 (9.40m x 3.56m)

Solid timber flooring, electric panelled heaters, front and side aspect windows. Door to the outside. Double doors give access into:

NEWLY FITTED KITCHEN

17'9 x 12'5 (5.41m x 3.78m)

Single drainer sink unit, range of base and wall mounted units, integrated electric oven with four ring gas hob and cooker hood above, integrated fridge and freezer, tiled flooring, electric panel heater, walk in bay window to the side. Opening into:

INNER LOBBY

Tiled flooring, access to roof space. Door into:

CLOAKROOM

White suite comprising WC, vanity wash hand basin with cupboard below, tiled splashbacks, tiled flooring.

ANNEXE BEDROOM

15'3 x 10'10 (4.65m x 3.30m)

Two Velux rooflights, side aspect window.

SHOWER ROOM

Double shower cubicle and tray with shower and panelled surround, heated towel rail.

OUTSIDE

A driveway to the side of the property leads to a block paved parking area suitable for the parking for several vehicles. The walled rear gardens enjoy a large expanse of lawn with mature flower beds enjoying various shrubs, trees and bushes. There are various paved seating areas with outside lighting and tap, wooden shed and also a useful outside WC.

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.

SERVICES

Mains water, mains electric, mains drainage, gas.





WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

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

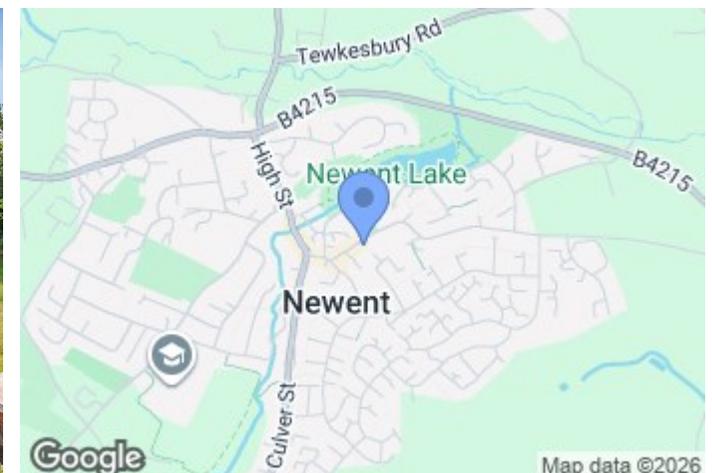
Along the high street into church street, where the property can be found on your right hand side opposite the Church.

PROPERTY SURVEYS

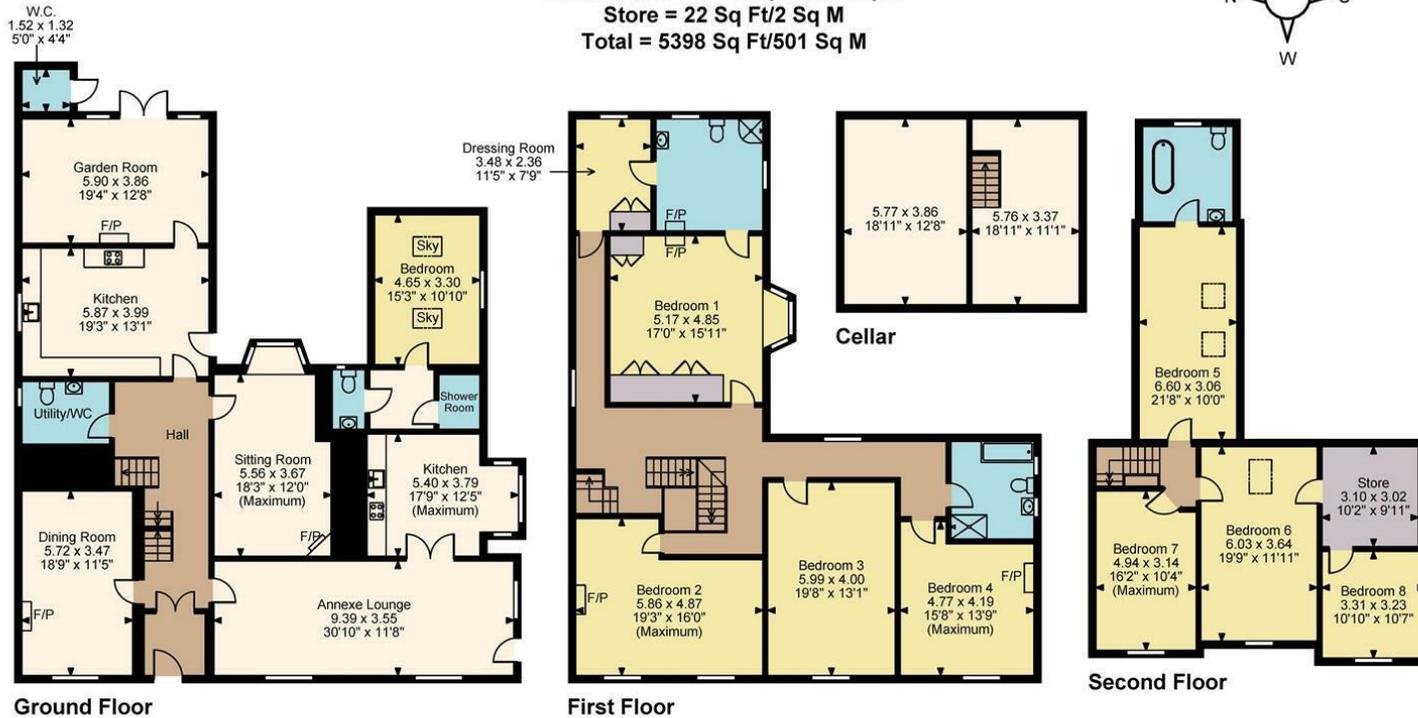
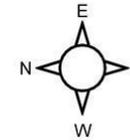
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

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



Red House, Church Street, Newent
Approximate Gross Internal Area
Main House = 5376 Sq Ft/499 Sq M
Store = 22 Sq Ft/2 Sq M
Total = 5398 Sq Ft/501 Sq M



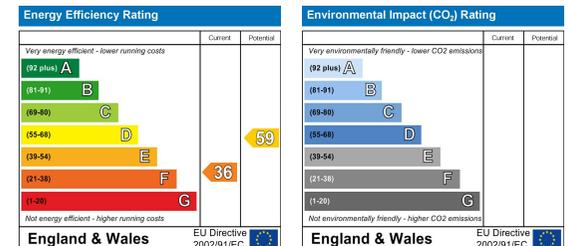
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate 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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