



**Greycourt House**  
Rodley, Westbury-On-Severn GL14 1RA



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Greycourt House

Guide Price £795,000

## Rodley, Westbury-On-Severn GL14 1RA

Situated at the end of a tree lined driveway, GREYCOURT HOUSE is a SPACIOUS and INDIVIDUAL FIVE BEDROOM DETACHED RESIDENCE, FOUR RECEPTIONS, set in a GLORIOUS MATURE PLOT of ONE AND A HALF ACRES, featuring 'DOBBINS' (an ART STUDIO in the grounds), DOUBLE GARAGE, TRIPLE CAR PORT, SOLAR PANELS, situated in a GLORIOUS UNSPOILT LOCATION backing onto OPEN FIELDS AND COUNTRYSIDE, all being offered with NO ONWARD CHAIN.

Rodley is a well respected farming and residential community just off the main A48 road near to the Severnside villages of Westbury-on-Severn and Newnham-on-Severn. The city of Gloucester is just 10 miles away where comprehensive amenities can be enjoyed. Local facilities include schools, post office, village shop and public houses. A choice of private education is available within easy commuting distance to include Newnham-on-Severn, Monmouth, Gloucester, Cheltenham and Malvern. Easy access is gained to both the M50 and M5 motorways, linking up the Midlands and the North, Wales, London and the South.

The area is well known for its ideal opportunities of leisure pursuits to include a choice of Golf Clubs, various forms of Shooting and Fishing, the Ledbury Hunt, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via glazed wooden front door into:

### ENTRANCE HALL

23'2 x 13'7 (7.06m x 4.14m)

Alarm control panel, single radiator, under stairs storage cupboard, stairs leading off.

### SHOWER ROOM

8'2 x 5'5 (2.49m x 1.65m)

Walk-in shower with overhead and detachable shower system, WC, wash hand basin, inset spot lighting, tiled floor, tiled splashbacks, chrome heated towel rail, front aspect frosted window.

### LOUNGE

16 x 15'4 (4.88m x 4.67m)

Large brick fireplace housing inset cast iron log burner, two radiators, built-in storage units, side aspect sliding doors and rear aspect double opening French doors to patio and gardens.

### KITCHEN / BREAKFAST ROOM

16'4 x 14'4 (4.98m x 4.37m)

Comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, double bowl single drainer sink unit with filter tap, integrated dishwasher, NEFF oven, halogen hob, extractor fan over, fridge / freezer, breakfast / dining area, double radiator, front and side aspect windows overlooking the gardens.

### SITTING ROOM

19' - x 12'7 (5.79m- x 3.84m)

Built-in bookcases, radiator, front and side aspect windows.

### DINING ROOM

15'3 x 11'8 (4.65m x 3.56m)

Single radiator, rear aspect sliding doors to patio and gardens overlooking fields and countryside.

### STUDY

9'7 x 7'8 (2.92m x 2.34m)

Single radiator, rear aspect window.

### UTILITY

13'7 x 5'3 (4.14m x 1.60m)

One and a half bowl sink unit with single drainer, base and wall units with laminated worktops and tiled splashbacks, tiled flooring, space for further appliances, plumbing for washing machine, single radiator, side aspect frosted window, half glazed door leading to the gardens.

### STORE / BOILER ROOM

10'6 x 5'4 (3.20m x 1.63m)

Housing the oil-fired boiler supplying the hot water and central heating, fuse board, tiled floor.

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

### LANDING

Access to roof space, double doors to airing cupboard with slatted shelving and storage space.

### MASTER BEDROOM

16'0 x 15'4 max (4.88m x 4.67m max)

Single radiator, thermostat controls, side and rear aspect windows offering lovely views. Opening through to:

### DRESSING ROOM / BEDROOM 5

9'7 x 8'0 (2.92m x 2.44m)

Alternatively accessed from the landing. Currently set up as a dressing room with built-in mirrored wardrobe, single radiator, rear aspect window.





### EN-SUITE

10'0 x 8'2 (3.05m x 2.49m)

Large walk-in double shower cubicle and overhead detachable shower system, WC, bidet, wash hand basin with mixer tap, tiled splashbacks, chrome heated towel rail, extractor fan, spotlighting, side aspect frosted window.

### BEDROOM 2

16'0 x 14'0 (4.88m x 4.27m)

Single radiator, front and side aspect windows overlooking the gardens and grounds. Door to:

### EN-SUITE SHOWER ROOM

8'0 x 2'7 (2.44m x 0.79m)

Electric shower system, concertina glazed screen, tiled splashbacks, WC, wash hand basin, extractor fan, shaver point, single radiator.

### BEDROOM 3

15'2 x 11'7 (4.62m x 3.53m)

Single radiator, side and rear aspect windows offering lovely views over fields and countryside.

### BEDROOM 4 (L SHAPED)

14'5 x 12'6 max measurements (4.39m x 3.81m max measurements)

Single radiator, front aspect window.

### BATHROOM

9'2 x 7'5 (2.79m x 2.26m)

Panelled bath with mixer tap, separate walk-in single shower accessed via concertina glazed screen with inset Mira shower system, WC, bidet and wash hand basin with cupboard below, single radiator, front aspect frosted window.

### OUTSIDE

A tree lined driveway gives access to a gravelled parking and turning area which leads to:

### BRICK-BUILT TRIPLE CAR PORT

38'1 x 20'4 (11.61m x 6.20m)

Solar array with inverter and battery storage.

### BRICK-BUILT DOUBLE GARAGE

18'2 x 17'6 (5.54m x 5.33m)

Accessed via two up and over doors with power and lighting.

There is a POTTING SHED in-between the car port and double garage which has a work bench and shelving area with polycarbonate roof.

To the right of the tree lined driveway approach, there is a lawned area planted with a selection of mature native trees with hedging boundary. To the left, the driveway dissects the two main garden areas. The left hand parcel fronts onto the land and features "Dobbins", which is a wooden-built studio.

### DOBBINS

### ENTRANCE HALL

6'4 x 5'8 (1.93m x 1.73m)

Water supply and power. Door to:

### CLOAKROOM

6'7 x 4'9 (2.01m x 1.45m)

WC, currently not in use, sink, roof light.

### MAIN RECEPTION ROOM

13'9 x 12'3 (4.19m x 3.73m)

Complete with kitchenette, Rayburn, wooden flooring, two roof lights, two double opening doors. Door to:

### ADDITIONAL ROOM

17'5 x 14'0 (5.31m x 4.27m)

Wooden flooring, two roof lights.

The current owners have used Dobbins as an art studio.

The gardens surrounding Dobbins are a picture of peace and tranquility with a wildlife pond, various native trees planted throughout. A separate gated access into this parcel which also features a WORKSHOP / LOG STORE.

The main property has stunning walled gardens, mature raised planters with feature pergola, mature Hornbeam hedging, an array of plants, shrubs and bushes, large patio seating area accessed from the lounge and dining room, a well, LARGE WORKSHOP / SUMMERHOUSE with side and rear windows offering lovely views with WC, front verandah enjoying the gardens. There is also a small orchard area and a composting pile. The gardens, as a whole, are enclosed by post and rail fencing and hedging and back onto open fields and countryside.

The house, as well as the garage, has solar panels.

To the right hand side of the property, there is gated access to a small side garden which is laid to lawn with oil tank and door to utility room.

The pathway continues around to the rear of the property, where there are outside power points and rainwater harvesting.

### AGENT'S NOTE

Probate has been applied for but not yet granted.

### SERVICES

Mains water and electricity, private drainage, oil-fired heating.

There are solar panels on the house and car port bringing an annual income of c£2,650. The property also benefits from battery storage.

### 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: G  
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

Just before entering the village of Westbury-on-Severn on the A48, take the left hand turning into Rodley Road. Proceed along this road for just over two miles passing Bury Court Road on your right hand side, then bearing right after you pass Rodley Court Farm. The property can be located on the right hand side as marked by our 'For Sale' board.

what3words:///divide.wheat.dividers

### PROPERTY SURVEYS

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



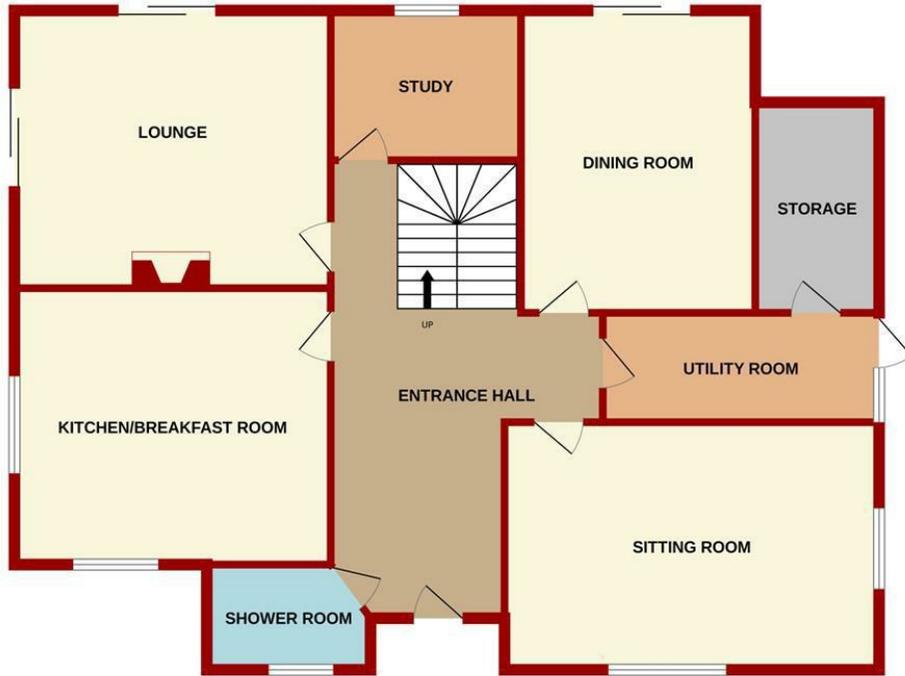


### AWAITING VENDOR APPROVAL

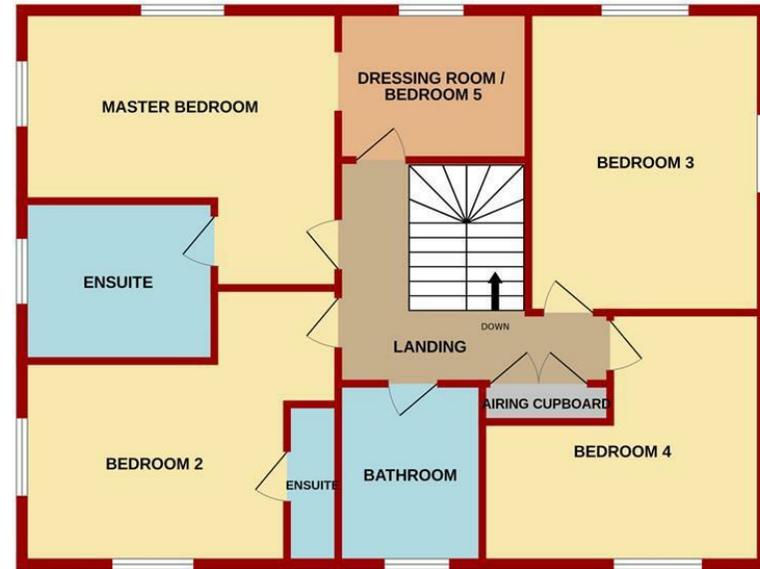
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC





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