



Garden Cottage, 15 Church Street
Newent GL18 1PU



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £379,950

SET WITHIN BEAUTIFUL GARDENS and GROUNDS OF APPROXIMATELY A QUARTER of AN ACRE, GARDEN COTTAGE is a CHARMING THREE BEDROOM ATTACHED CHARACTER COTTAGE. IDEALLY TUCKED AWAY JUST A STONE'S THROW from NEWENT TOWN CENTRE, the property benefits from a DETACHED GARAGE and OFF-ROAD PARKING to both the FRONT AND REAR, this DELIGHTFUL HOME PRESENTS an EXCELLENT and RARELY AVAILABLE OPPORTUNITY, all being offered with NO ONWARD CHAIN.

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 M5 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.





Entrance via UPVC double glazed side door into:

ENTRANCE PORCH

7'2 x 3'9 (2.18m x 1.14m)

Side aspect window, radiator, step up leading into:

DINING ROOM

16'3 x 11'05 (4.95m x 3.48m)

Living flame gas fire with exposed stone feature fireplace, exposed beams, under stairs storage, double radiator, glazed door to hall, front and rear aspect windows, glazed wooden door into:

KITCHEN

11'07 x 9'9 (3.53m x 2.97m)

One and a half bowl stainless steel single drainer sink unit with mixer tap, range of base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for under counter appliance, free standing electric double oven, radiator, front aspect window, glazed wooden door into:

INNER HALLWAY

12'5 x 4'8 (3.78m x 1.42m)

Wooden side door providing additional access to the property, single radiator, door into:

CLOAKROOM

8'0 x 4'5 (2.44m x 1.35m)

Turquoise suite comprising, vanity wash hand basin, low level WC, single radiator, side aspect frosted window.

LOUNGE

16'2 x 13'5 (4.93m x 4.09m)

Fireplace housing electric fire, gas point, wall light fittings, radiator, side aspect sliding doors to the patio seating area, rear aspect window overlooking the gardens.

FROM THE DINING ROOM, THE STAIRS LEAD TO THE FIRST FLOOR LANDING.

LANDING

Exposed beams, access to roof space, double radiator, front aspect window.

BEDROOM 1

12'0 x 11'8 (3.66m x 3.56m)

Door to airing cupboard housing hot water tank with shelves, built-in 'his' and 'hers' double wardrobes, vaulted ceiling with exposed beam work, double radiator, rear aspect window overlooking the gardens.

BEDROOM 2

11'7 x 11'2 (3.53m x 3.40m)

Additional recess housing 'his' and 'hers' double wardrobes either side of the chimney breast, exposed beams, double radiator, front and rear aspect windows overlooking the gardens.

BEDROOM 3

11'3 x 8'3 (3.43m x 2.51m)

Built-in bedroom furniture, double radiator, front aspect window overlooking the town.

FAMILY BATHROOM

7'0 x 6'7 (2.13m x 2.01m)

Three piece coloured suite comprising of panelled bath with Mira advanced electric shower over, WC, wash hand basin, extractor fan, side aspect frosted window, single radiator.

OUTSIDE

To the front of the property is a gravelled driveway providing parking for several vehicles, leading to a detached garage. The front garden is laid to lawn, bordered by mature planting, enclosed by walling and fencing, offering potential for additional parking if required. Gated access leads to the rear garden with outside water tap, paved seating area, pathway leading around to opposite side of garden, with potting area and wooden built garden shed. The pathway leads to rear of the garden which comprises of lower lawn terrace, with patio seating area and flower beds. A middle terrace provides a larger lawned area, framed by borders and a variety of mature trees with further patio seating area and additional potting shed. At the top of the garden is a vegetable garden, with a greenhouse and raised beds, as well as a gravelled area with double gates providing additional parking access via Graces Pitch. The rear garden is enclosed by wooden panel fencing and mature hedging and extends to approximately 130' x 30'.

DETACHED GARAGE

11'0 x 7'0 (3.35m x 2.13m)

Access via up and over door, with side aspect pedestrian door, rear window.

UTILITY ROOM

9'5 x 6'0 (2.87m x 1.83m)

Access via glazed wooden door, housing Ideal Mexico gas fired boiler, power points, front and side aspect window.

SERVICES

Mains water and electric, gas central heating and drainage.

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

DIRECTIONS

From Church Street, there is a driveway opposite the Bridal shop which in turn leads to a private car park, where the front driveway to the cottage can be located on the left hand side.

what3words ///unfolds.regarding.vies

PROPERTY SURVEYS

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



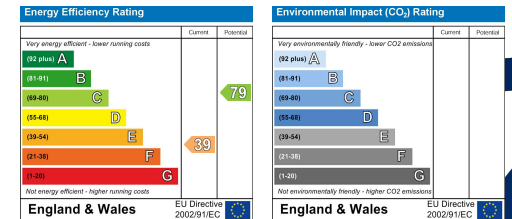
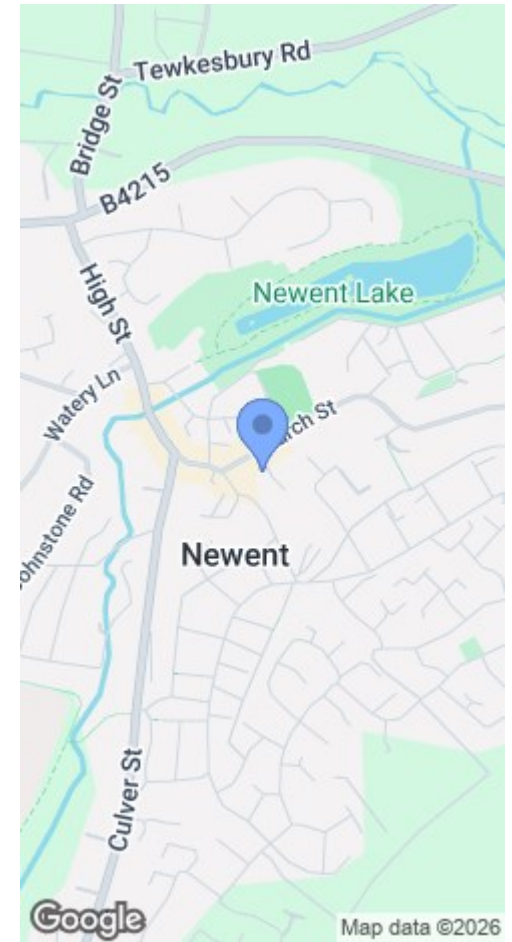
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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