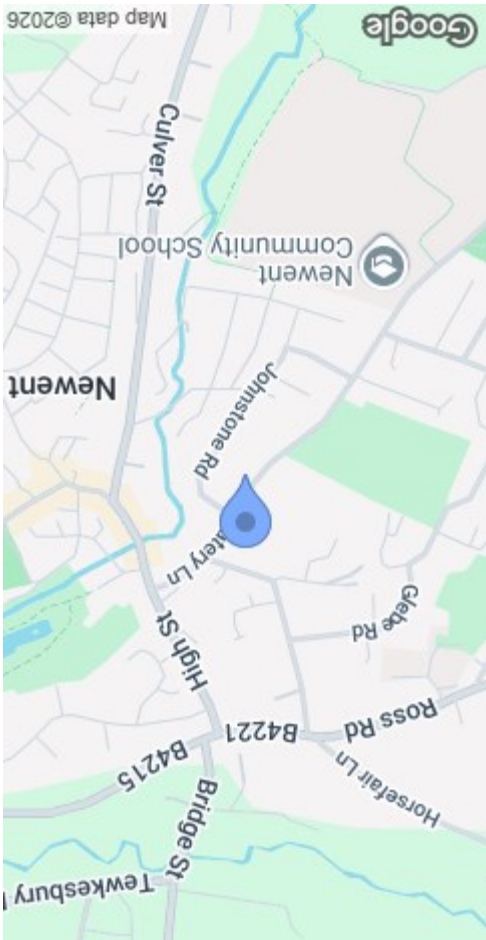




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Hozonix ©2025



101 Watery Lane
 Newent GL18 1PY

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £305,000

An EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, presented in GOOD ORDER, TWO RECEPTIONS plus SUN ROOM, PARKING FOR SEVERAL VEHICLES, LOVELY MATURE REAR PRIVATE GARDEN 100' x 25' APPROX, all within EASY WALKING DISTANCE OF THE HISTORIC MARKET TOWN OF NEWENT.

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.



Entrance via part glazed door into:

ENTRANCE HALL

Tiled flooring, under stairs storage cupboard, single radiator, stairs to the first floor.

LOUNGE

13'4 x 12'0 (4.06m x 3.66m)

Inset real flame gas fire, double radiator, front aspect window overlooking the gardens. Opening through to:

DINING ROOM

9'6 x 8'8 (2.90m x 2.64m)

Single radiator, UPVC double glazed sliding patio doors through to:

SUN ROOM

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed with internal fitted blinds, single radiator, two electric panel heaters, two Velux roof lights, fully glazed French doors through to the rear garden. There is a twin power socket on the outside of the sun room.

KITCHEN

10'10 x 8'8 (3.30m x 2.64m)

Single drainer sink unit with mixer tap and water softener, cupboards under, range of base and wall mounted units, integrated fridge, dishwasher, fitted AEG cooker with double oven, four ring induction hob over, built-in cooker hood above, plumbing for washing machine, double radiator, under stairs storage cupboard, rear aspect window with a lovely private outlook over the gardens.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Access to fully insulated roof space via loft ladder with boarding and lighting, side aspect window.

BEDROOM 1

11'2 x 10'8 (3.40m x 3.25m)

Large fitted double wardrobe via sliding doors, hanging rail and shelving, single radiator, front aspect window overlooking the gardens.

BEDROOM 2

12'9 x 10'0 (3.89m x 3.05m)

Fitted boiler cupboard housing the gas-fired central heating and domestic hot water boiler with shelving, single radiator, free standing double wardrobe, hanging rail and shelving, rear aspect window with a lovely private outlook over the mature gardens.

BEDROOM 3

8'11 x 8'3 (2.72m x 2.51m)

Small built-in double wardrobe with hanging rail, single radiator, front and side aspect windows.

BATHROOM

White suite comprising modern panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiled floors and walls, side and rear aspect windows.

OUTSIDE

A tarmac driveway, suitable for the parking of five vehicles, leads through to:

DETACHED SINGLE GARAGE

16'3 x 9'9 (4.95m x 2.97m)

Accessed to the front via up and over door, power and lighting, personal door through to the side.

To the front of the property, there is a further gravelled parking area for two vehicles, if required, flower borders surround. To the side of the property, there is an electric car charging point, outside lighting. This leads through to the lovely south facing rear garden where there is a large family patio area, good sized garden shed / kennel with large run. This leads through to a large lawned area, greenhouse, further garden shed. To the end of the garden, there is a lovely original brick wall and the garden has fencing and hedging surround. There is an outside tap, outside lighting and the mature gardens measure approximately 100' x 25'.

SERVICES

Mains water, drainage, electricity and 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 - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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 our Newent office, proceed straight over into Watery Lane and the property will be found on your left hand side, immediately after the doctor's surgery.

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.