

46 Colchester Close

Westbury-On-Severn GL14 1PU

STEVE GOOCH
ESTATE AGENTS | EST 1985

46 Colchester Close

Westbury-On-Severn GL14 1PU

Guide Price £550,000

An EXTENDED FOUR BEDROOM DETACHED FAMILY HOME with ECO CREDENTIALS to include SOLAR PANELS WITH BATTERY STORAGE, EV CHARGING POINT, AIR SOURCE HEATING, ALUMINIUM DOUBLE GLAZING, MASTER BEDROOM WITH EN-SUITE, MODERN ALUMINIUM CONSERVATORY and a LARGE 70' X 50' GARDEN TO THE REAR.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, childrens recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.



ENTRANCE HALL
16'03 x 6'01 (4.95m x 1.85m)
Via uPVC double glazed front door with frosted side panels, engineered wooden flooring, open tread staircase to the first floor, under stairs storage area, double radiator, BT point. Door to:

WC
4'09 x 3'08 (1.45m x 1.12m)
Toilet, wall mounted wash hand basin, single radiator, front aspect frosted window.

LOUNGE
22'08 x 14'06 narrowing to 12' (6.91m x 4.42m narrowing to 3.66m)
Engineered wooden flooring, open fireplace, housing a cast iron log burner, two double radiators, wall light fittings, front aspect window, French double doors to dining room, rear aspect double glazed aluminium French doors to:

CONSERVATORY
11'01 x 10'04 (3.38m x 3.15m)
Brick and aluminium double glazed construction, glazed roof with fitted blinds, engineered wooden flooring, double radiator, French doors to the gardens enjoying lovely views over countryside towards the River Severn.

DINING ROOM
10'02 x 10'01 (3.10m x 3.07m)
Also accessed by a glazed door from the hallway, engineered wooden flooring, single radiator, full height window, aluminium double glazed door to the rear patio and gardens with lovely views over countryside towards the River Severn. Glazed wooden door to;

KITCHEN
16'05 x 10'02 (5.00m x 3.10m)
Modern kitchen comprising a range of base and wall mounted units, laminated worktops, tiled splashbacks, stainless steel single drainer sink unit, mixer tap, plumbing for washing machine, space for tumble dryer, integrated fridge/freezer, built-in oven, four ring induction hob with extractor fan over, further stainless steel one and a half bowl single drainer sink unit, engineered wooden flooring, double radiator, inset spotlighting and under counter lighting, two rear aspect windows, uPVC double glazed door to the side.













FROM THE ENTRANCE HALL, OPEN TREAD STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING
Access to loft space via pull down loft ladder, door to airing cupboard housing a hot water tank. Door to:

MASTER BEDROOM
14' x 11'08 maximum (4.27m x 3.56m maximum)
Built-in double wardrobe, tv point, single radiator, rear aspect window offering stunning views over surrounding countryside towards the River Severn. Door to:

EN-SUITE SHOWER ROOM
8'08 x 7'08 maximum (2.64m x 2.34m maximum)
Four piece suite comprising corner shower cubicle with inset detachable shower system, large sink unit with mixer tap and cupboard below, bidet, WC, fully tiled floor and walls, radiator, spotlighting, extractor fan, front aspect frosted window.

BEDROOM 2
11'07 x 9'09 (3.53m x 2.97m)
Single radiator, front aspect window.

BEDROOM 3
10'02 x 8'09 (3.10m x 2.67m)
Built-in double wardrobe, single radiator, rear aspect window offering stunning views over surrounding countryside towards the River Severn.

BEDROOM 4
8'03 x 7'9 (2.51m x 2.36m)
Single radiator, single wardrobe over the stairs, front aspect window.

FAMILY BATHROOM
7'2 x 7' (2.18m x 2.13m)
Suite comprising panelled bath with shower mixer taps, wash hand basin with mixer tap, WC, tiled splashbacks, single radiator, spotlighting, rear aspect frosted window.

OUTSIDE
To the front of the property there is a generous garden area mainly laid to lawn with gravelled borders, Zappi EV charging point, gated access to the side and rear. A tarmac driveway suitable for parking four cars leads to a:

DOUBLE GARAGE

17'3 x 17'2 (5.26m x 5.23m)

Via two electric roller doors, inverter for the EV, two battery storage units, emergency switch over if power goes down, access to a roof area above one garage.

The rear gardens measure approximately 70' x 50' and comprise large patio seating area, lawned area, pathways leading to the bottom part of the garden, various gravelled areas, greenhouse, borders with flower shrubs and bushes, Octopus Air Source Heat Pump, outside lighting, outside hot and cold taps, all enclosed by fencing and hedging, offering stunning views over the surrounding countryside.

SERVICES

Mains water, electricity and drainage. Air source heating. Solar panels.

ECO CREDENTIALS

16 x 410w solar panels with 16 x Tigo Optimizers.
5Kwh inverter.
2 x 9.5 Kwh batteries, (19Kwh) combined.
Zappi EV charger.
EDDI solar hot water charger.
Cosy 9 heat pump.
Emergency switchover handle to switch from mains to battery only in the event of a grid power cut due to weather etc.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The property has fibre to the premises currently provided by Gigaclear at 900mb up/down (not tested by Steve Gooch Estate Agents).

WATER RATES

Metered.

LOCAL AUTHORITY

Council Tax Band: E
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 Gloucester proceed along the A48 towards Chepstow passing through Minsterworth until reaching the village of Westbury on Severn, upon reaching the centre of the village, pass The Lyon Inn Public House on the left hand side taking the next left into Colchester Close where the property can be found at the end of the cul de sac facing you.

W3W: ///doghouse.moon.darting

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

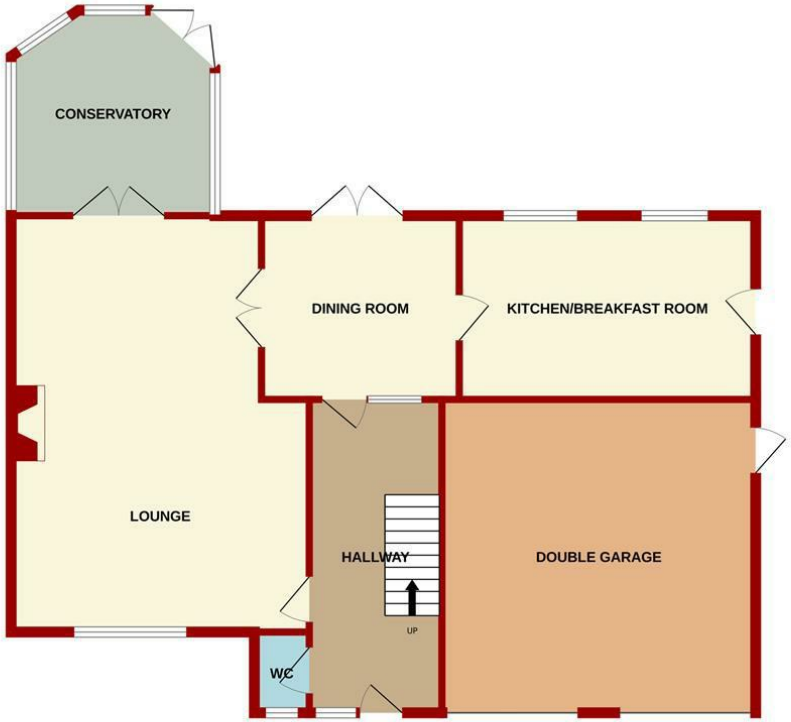
These details are yet to be approved by the vendor. Please contact the office for verified details.







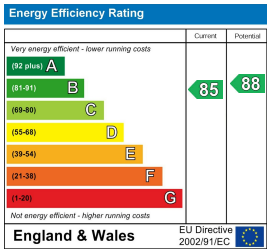
GROUND FLOOR

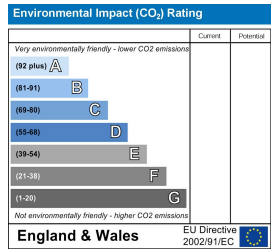


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026





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.

