



NEWNHAM

Guide price **£400,000**



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FAIRVIEW COTTAGE

The Slad, Popes Hill, Newnham, Gloucestershire GL14 1JX



Sought-after rural setting on Popes Hill with far-reaching views
Generous gardens, ample parking & studio with annexe potential
Energy efficient living with air source heating, solar & superfast

Fairview is a two-bedroom, detached bungalow set in a highly regarded rural position on Popes Hill, surrounded by woodland and country walks, enjoying far-reaching views and a peaceful setting.

Popes Hill is renowned for its outstanding views and tranquil setting, while remaining conveniently located for travel links. The nearby village of Littledean offers a village shop with Post Office, two public houses and a takeaway. Gloucester, Cheltenham and Chepstow are all easily accessible, with the M4, M5 and M50 motorways within comfortable commuting distance.



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KEY FEATURES

- Two bedroom detached bungalow
- Large, mature gardens with dual vehicle access
- Insulated studio/workshop with annexe potential
- Air source heat pump, solar panels & wood burning stove
- Superfast Gigaclear broadband
- Peaceful rural setting on sought-after Popes Hill



STEP INSIDE

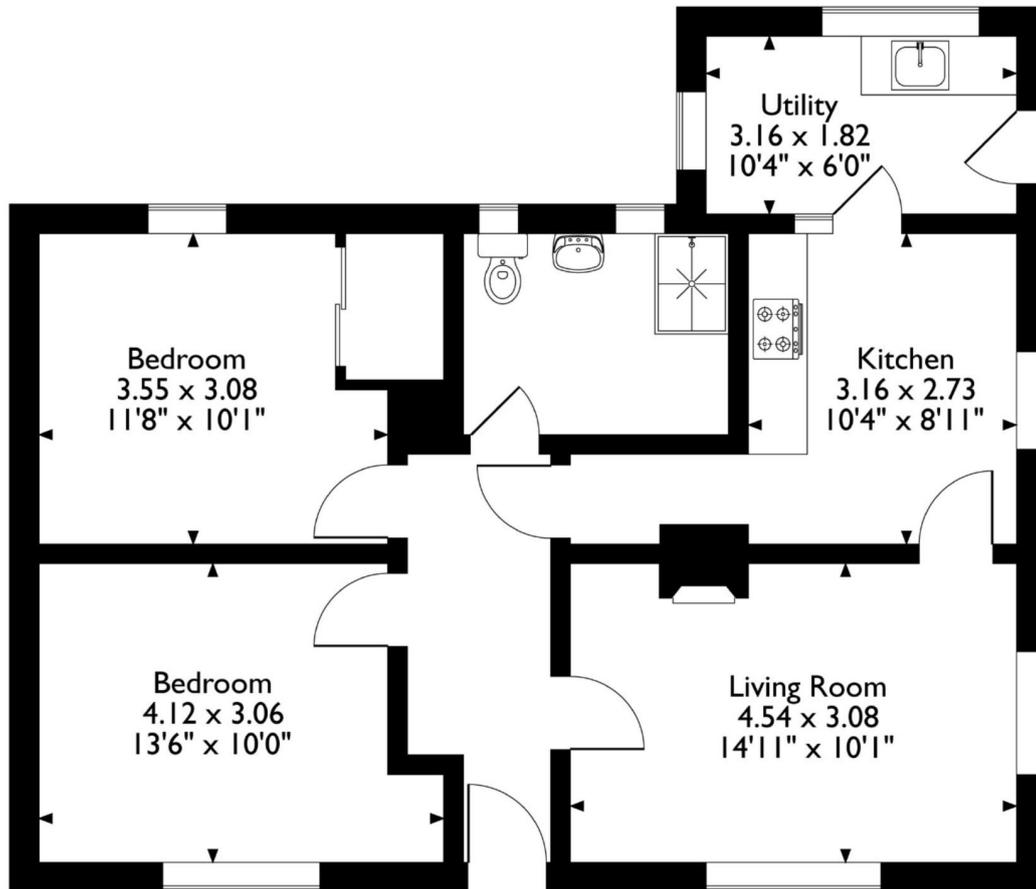


The property benefits from a recently installed air source heat pump heating system and solar panels, offering an energy-efficient home, along with superfast Gigaclear broadband providing speeds of up to 999mbps - ideal for home working.

Internally, the accommodation comprises an entrance hall giving access to the living room, two double bedrooms, bathroom and loft.

The living room enjoys dual aspect windows and features a wood burning stove.

Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The kitchen is fitted with wall and base units, hardwood worktops, tiled splashbacks, breakfast bar and a quality dual fuel range style cooker, along with space for freestanding appliances and pantry storage.

The utility room houses the air source controls and hot water tank, offers additional worktop space and storage, plumbing for appliances, and provides direct access to the gardens.

Bedroom one is a generous double with built-in wardrobe.

Bedroom two is also a double and is currently utilised as a dining room.

The bathroom is a good size and fitted with a shower cubicle, WC, wash basin with vanity storage and dual rear aspect windows.

STEP OUTSIDE



The property sits within generous grounds with a dual gated driveway to the front and an additional vehicular access via a forestry track to the rear, providing further parking options.

The mature gardens are arranged over a gently sloping plot, mainly laid to lawn with hedgerow and mesh boundaries, along with a bespoke chicken coop.

There are three outbuildings in total, including a recently constructed, fully insulated studio/workshop with power supply. Planning permission has been granted for 'conversion of existing garden room to self-contained guest annexe' (P0704/24/FUL), offering excellent potential for multi-generational living or additional income.

AGENTS NOTE:

The property is of non-standard timber framed construction.

The property benefits from Photovoltaic PV panels that we are advised are owned and currently yield approximately £1,000 per annum.

The neighbouring property has right of access over a separate driveway.

INFORMATION

Postcode: GL14 1JX

Tenure: Freehold

Tax Band: D

Heating: Air source heat pumps

Drainage: Private

EPC: B





DIRECTIONS

What3words: ///digress.banquets.standards



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			121
(92 plus)	A		
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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