



Three Oaks Southend Lane
Newent GL18 1JD

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Three Oaks Southend Lane Newent GL18 1JD

Guide Price £625,000

A SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOME with EN-SUITE SHOWER ROOMS TO ALL BEDROOMS, MASTER BEDROOM featuring a WALK-IN DRESSING ROOM and EN-SUITE, A FULLY FITTED KITCHEN, AMPLE PARKING FOR SEVERAL VEHICLES, A DETACHED TIMBER GARAGE/WORKSHOP 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 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 double door into:

ENTRANCE HALL

13'8 x 12'1 (4.17m x 3.68m)

Tiled flooring, door to large airing cupboard with storage, underfloor heating, opening into:

KITCHEN / DINING ROOM

19'7 x 18'9 (5.97m x 5.72m)

Double bowl single drainer sink unit with mixer tap, drawers under, range of base and wall mounted units, large breakfast island with storage cupboards and drawers, fitted leisure cooking range with five ring gas hob plus electric warming plate, electric oven below with cooker hood above, space for American fridge / freezer, integrated dishwasher, wine cooler, underfloor heating, large walk-in pantry, cupboard with shelving, front aspect French doors, rear aspect window, door to:

UTILITY

10'1 x 6'4 (3.07m x 1.93m)

One and a half bowl single drainer sink unit with mixer tap and cupboards under, plumbing for washing machine, space for tumble dryer, oven with four ring gas hob over, cooker hood above, underfloor heating, part glazed door through to:

LIVING ROOM

19'9 x 13'9 (6.02m x 4.19m)

Built-in display alcoves, underfloor heating, two side aspect windows, front aspect window overlooking the gardens.

MASTER BEDROOM

18'8 x 18'4 (5.69m x 5.59m)

Underfloor heating, bifold doors to the front, two side aspect windows, double doors lead to:

WALK-IN WARDROBE

Spot lighting, fitted double wardrobe with hanging rail and shelving, door to:





EN-SUITE

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, 'his' and 'hers' wash hand basins, cupboards below, tiled floors and walls, two side aspect frosted windows.

BEDROOM 2

15'1 x 13'8 (4.60m x 4.17m)

Underfloor heating, door to double wardrobe with hanging rail and shelving, rear aspect window, door to:

EN-SUITE

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, heated towel rail, tiled floors and walls, rear aspect frosted window.

BATHROOM

15'1 x 10 (4.60m x 3.05m)

Central roll top bath, shower over, 'his' and 'hers' wash hand basins, cupboards below, shelving, close coupled WC, heated towel rail, fully tiled walls and ceilings, side aspect frosted window. (Could be fifth bedroom if needed)

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

LANDING

22'8 x 9'3 (6.91m x 2.82m)

Radiator, spot lighting, eves storage cupboard.

BEDROOM 3

28'8 x 10'6 (8.74m x 3.20m)

Two double radiators, fitted wardrobes with hanging rail and shelving, two front aspect windows, door to:

EN-SUITE

Fitted shower cubicle and tray, tiled surround, close coupled WC, vanity wash hand basin, cupboards below, heated towel rail, extractor fan.

BEDROOM 4

26'3 x 10'1 (8.00m x 3.07m)

Two double radiators, fitted wardrobes with hanging rail and shelving, two side aspect windows, door to:

EN-SUITE

Fitted shower cubicle and tray, vanity wash hand basin, cupboards below, close coupled WC, extractor fan.

OUTSIDE

To the front of the property is a large gravelled turning area and driveway suitable for the parking of several vehicles, in turns leads to:

INSULATED GARAGE / WORKSHOP

29'8 x 17'3 (9.04m x 5.26m)

Access via double doors (temporarily blocked off), power and lighting, personal door to the side.

To the front of the property is a large block paved patio area, lawned area, outside lighting and tap, access to either side of the property leads to the rear. Gravelled pathway, outside power points, water tap, oil fired central heating and domestic hot water boiler, walling and fencing surround,

SERVICES

Mains electric and water, septic tank and oil fired heating.

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: 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.

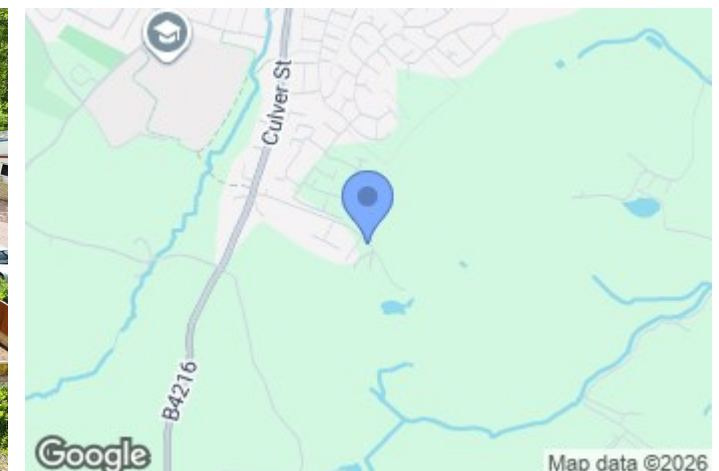
DIRECTIONS

From our Newent office, proceed along the B4216 (Culver Street) towards Huntley turning left after a short distance onto Southend Lane, where the property can be found after a short distance on the left hand side marked by our 'For Sale' board.

///feasting.glitter.drainage

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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