



Lydias Orchard
Cliffords Mesne, Newent GL18 1JT

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Lydias Orchard

Guide Price £625,000

Cliffords Mesne, Newent GL18 1JT

A RARELY AVAILABLE FOUR BEDROOM DETACHED BUNGALOW situated in a LOVELY UNSPOILT LOCATION in the VILLAGE OF CLIFFORDS MESNE, FITTED KITCHEN with AGA, LIVING ROOM with BI-FOLD DOORS having a SUPERB OUTLOOK OVER THE GROUNDS AND WOODLAND, LARGE MATURE PLOT approaching HALF AN ACRE with PRETTY BABBLING BROOK RUNNING THROUGH, DETACHED DOUBLE GARAGE and AMPLE PARKING.

Cliffords Mesne is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

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.

For the commuter, access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.



Entrance via half glazed door through to:

ENTRANCE HALL

Double radiator, access to insulated roof space.

CLOAKROOM

Close coupled WC, wash hand basin with tiled splashback, single radiator, tiled flooring, front aspect frosted window.

LIVING ROOM

18'4 x 15'3 (5.59m x 4.65m)

Attractive stone fireplace with inset wood burning stove (not tested), two double radiators, bi-fold patio doors running the full length of the rear of the house giving a fantastic southerly unspoilt outlook over the gardens onto woodland beyond. Opening through to:

DINING ROOM

12'7 x 10'10 (3.84m x 3.30m)

Double radiator, fully glazed UPVC French doors through to the rear raised decking with a superb outlook over the gardens and woodland, side aspect window.

KITCHEN

15'2 x 10'6 (4.62m x 3.20m)

Double bowl sink unit with mixer tap, drawer under, range of base and wall mounted units, oil-fired Aga cooking range with two hot plates, ovens below, spot lighting over, integrated fridge / freezer, integrated dishwasher, tiled flooring, large opening through to the living room, spot lighting, front aspect window with a private outlook. Fully glazed door leads to:

UTILITY

7'10 x 6'11 (2.39m x 2.11m)

Plumbing for washing machine, base and wall mounted units, half glazed stable door through to the side, side aspect window.

FROM THE HALLWAY, DOORWAY GIVES ACCESS TO:

INNER HALLWAY

Single radiator, large double airing cupboard with hot water tank, access to insulated roof space via loft ladder.





BEDROOM 1

17'9 x 11'8 (5.41m x 3.56m)

Range of built-in bedroom furniture to include drawers, wardrobes, dressing tables etc., two double radiators, full height window and door with the rear aspect having a lovely aspect over the gardens and woodland beyond. Fully glazed door through to the rear decked area. Door to:

EN-SUITE SHOWER ROOM

Double shower cubicle, shower, panelled surround, close coupled WC, wash hand basin, heated towel rail, tiled flooring, spot lighting, front aspect frosted window.

BEDROOM 2

13'6 x 8'11 (4.11m x 2.72m)

Double radiator, built-in double wardrobe with hanging rail and shelving, rear aspect window with a lovely outlook over the gardens.

BEDROOM 3

13'3 x 8'2 (4.04m x 2.49m)

Double radiator, fully glazed door through to the decking, rear aspect window overlooking the gardens.

BEDROOM 4

10'11 x 8'2 (3.33m x 2.49m)

Double radiator, front aspect bay window with a private outlook.

BATHROOM

White suite comprising modern panelled bath with Mira shower over, panelled surround, close coupled WC, pedestal wash hand basin, single radiator, tiled flooring, front aspect frosted window.

OUTSIDE

Five bar gated access leads through to a block paved driveway, parking and turning area suitable for the parking of several vehicles. This leads through to:

DETACHED DOUBLE GARAGE

17'9 x 17'5 (5.41m x 5.31m)

Accessed via up and over door, loft area for storage, small store shed (9'10 x 7'10) to the rear, rear aspect window, personal door through to the gardens.

To the front of the property, there are gravelled pathways, raised lawned area, outside lighting, hedging surround. Access to either side of the property leads through to the main area of garden which is southerly facing. There is a raised decked area running the full length of the house with a lovely aspect over the gardens, gravelled pathway / patio area, large expanse of lawn with interspersed mature shrubs and bushes, summer house, attractive babbling brook running through the garden, high hedging surround, backing onto mature woodland and giving it a lovely, tranquil, mature setting. The whole plot is approaching half an acre.

SERVICES

Mains water and electricity, septic tank, 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 - to be confirmed

LOCAL AUTHORITY

Council Tax Band: F

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.



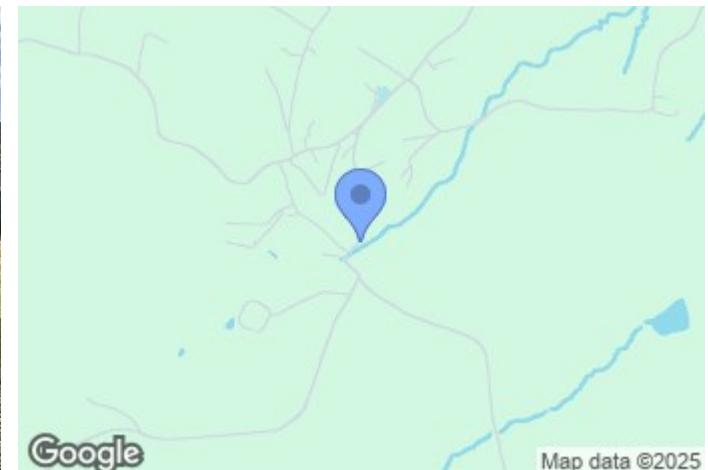


DIRECTIONS

From our Newent office, proceed along the High Street turning left onto Watery Lane. Proceed along here into the village of Cliffords Mesne, turn left where the lane splits at the telephone box and the property can be found on the left hand side indicated by our 'For Sale' board.

PROPERTY SURVEYS

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



Lydias Orchard, Cliffords Mesne, Newent, Gloucestershire

Approximate Gross Internal Area

Main House = 146 Sq M/1572 Sq Ft

Garage = 29 Sq M/312 Sq Ft

Total = 175 Sq M/1884 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.

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.

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

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





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