

Cliffords Mesne, Newent GL18 1JU

£875,000

naylor powell

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• Three bedroom detached country home • Tranquil location with enviable views • Generous plot size measuring in excess of 0.75 of an acre • Versatile outbuildings and workshop • Flexible living accommodation • Ground source heat pump and solar panels • EPC B84 • Forest of Dean District Council tax band G - (£4221.45 - 2026/27) Freehold

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Accommodation

Accessed via a solid oak front door set beneath a covered porch, the entrance hall welcomes you into the cottage and immediately showcases the quality of finish throughout, with oak skirting boards, staircase and doors, complemented by tiled flooring. All principal rooms are accessed from the hallway.

The study features attractive exposed timbers, a useful storage cupboard and a window to the front aspect. The cosy lounge centres around a gorgeous fireplace with brick and timber surround and an inset Villager wood-burning stove. Further features include oak flooring, exposed ceiling timbers and access directly out to the rear garden. There is also a practical cloakroom off the hallway.

The kitchen and family room are beautifully appointed, featuring a comprehensive range of oak base units with granite worktop surfaces, matching eye-level units, exposed timbers and a central island. The kitchen flows seamlessly into the dining and family area, creating an ideal space for both everyday family living and entertaining. Limestone flooring runs throughout.

An attractive archway leads through to the oak-framed sunroom, which benefits from a striking roof lantern, dual-aspect views across the gardens and bi-fold doors opening onto the patio area. Completing the accommodation is a good-sized larder cupboard and a useful utility room, which also provides access to the outside.

Upstairs, the landing has a wonderful feature wall of exposed timbers and the





oak continues with thumb latch doors and skirting throughout. There are three double bedrooms with the master boasting en suite shower room. The family bathroom is a delight with luxury and character the order of the day with exposed stonework and timbers alongside a full bathroom suite and double walk in shower.

Outside

A block-paved driveway provides ample parking for several vehicles and access to the double garage, which is fitted with twin up-and-over doors. The garage houses the controls for the PV panels and also benefits from useful eaves storage.

Side access leads around to the rear garden, which has been thoughtfully divided into two distinct sections. The first features a large patio adjoining the rear of the property, with an oak-framed porch accessed from the lounge. There is also a lawned area with inset flower beds, mature trees and shrubs. A gravelled pathway leads down to a versatile brick-built outbuilding, offering potential for use as a home office or studio, with scope for annexe or ancillary accommodation (subject to the necessary planning consents). The accommodation comprises an entrance area with kitchenette and separate WC, leading through to the main office/study space, which benefits from power and lighting. This upper section of the garden is enclosed by dog-proof fencing and mature hedgerows.

The second section of the garden has been fenced off to create a natural wild area and orchard, with a pathway leading through to the workshop. There is also a five-bar gate providing vehicular access. The workshop offers a generous and versatile space, arranged into two rooms, both benefiting from workbenches, power and lighting.

The gardens enjoy a lovely open aspect, with far-reaching views across the surrounding agricultural land and Huntley Woods close by. The overall plot extends to in excess of 0.75 of an acre.

Location

Clifford's Mesne is a village in Gloucestershire, approximately 2 miles south-west of Newent. The village is also known for its close proximity to May Hill, owned by the National Trust. The Village Hall was fully refurbished in 2013 and holds regular social and music events.

Material Information







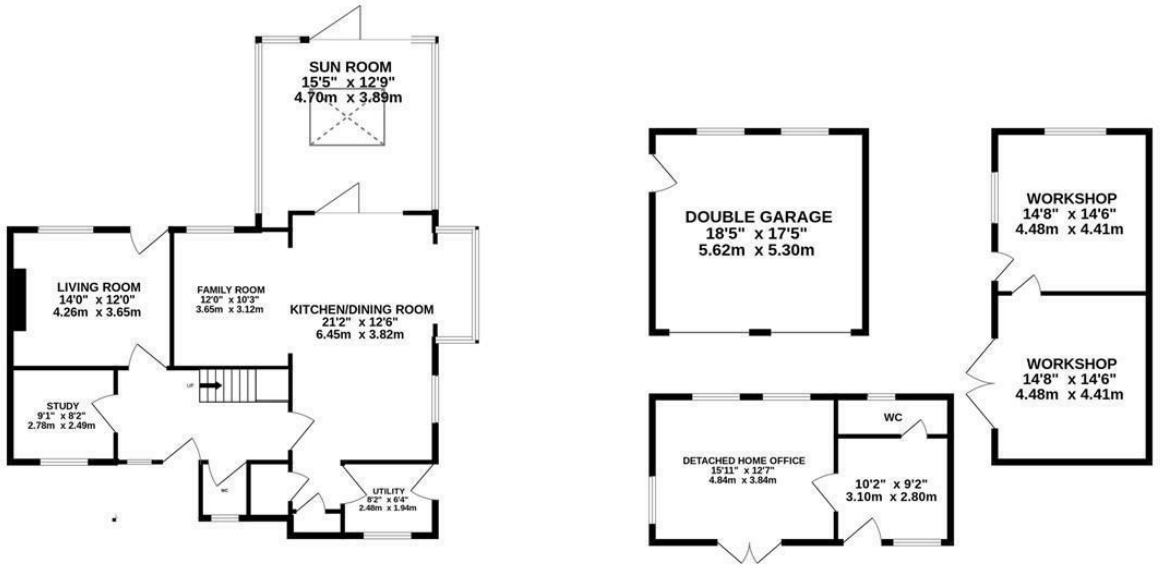
Tenure: Freehold
Council tax band: G
Local Authority & rates: Forest of Dean District Council - £4221.45 (2026/27)
Electricity supply: mains
Water supply: Bore hole
Sewerage: private drainage
Heating: Ground source heat pump and underfloor heating throughout
Broadband speed: Basic 100 Mbps Loop
Scorpio WIFI
Mobile phone coverage: EE, Vodaphone, O2



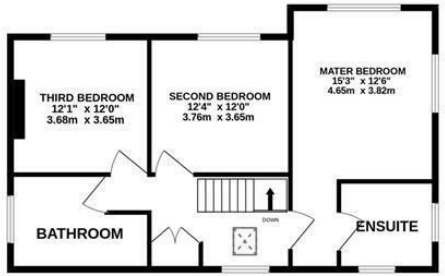




GROUND FLOOR



1ST FLOOR



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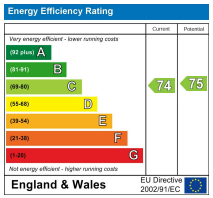
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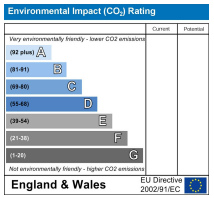
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