

The Ryelands, Newent GL18 1UE

£399,950

naylor powell

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• Four bedroom detached family home • Ensuite to main bedroom • Detached garage and off road parking • Private rear garden • Located in popular market town • Forest of Dean District Council tax band E - £3095.73 (2026/27) Freehold • EPC C79

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Entrance Hall
A spacious entrance hall with stairs leading to first floors and doors leading off.

Living Room
A generously sized living room with a bay window to the front aspect.

Study
Window to front aspect.

Kitchen / Dining Room
Kitchen / dining room to include tiled flooring throughout along with a well appointed kitchen which boasts a range of floor and eye level units along with integrated appliances to include five ring gas hob with stainless steel splash back, eye-level double oven, one and a half bowl single drainer stainless steel sink unit with mixer tap and space for a dishwasher and a fridge/freezer. French doors leading out and a window overlooking the rear garden.

Utility Room
Utility room to include extra cupboard and worktop space along with space for a washing machine and a dryer. Door leading out to rear garden.

WC
White suite comprising hand wash basin and WC. Frosted window to side aspect

Bedroom One
Double bedroom with built in wardrobes and a window facing the front aspect.

Ensuite
White suite comprising shower enclosure with direct feed shower, WC and wash hand basin. Frosted window to side aspect.

Bedroom Two
Double bedroom with built in wardrobes and two windows facing the rear aspect.





Bedroom Three
Double bedroom with two windows facing the front aspect.

Bedroom Four
Window to rear aspect

Bathroom
White suite comprising bath with shower attachment, separate shower cubicle with direct feed shower, WC and wash hand basin. Frosted window to rear aspect.

Outside
To the front of the property is a block paved driveway for two vehicles. A pathway leads to the front door, with the front garden mainly laid to lawn, having mature flower and shrub borders. To the side of the property, a gate leads to the rear garden along a paved path. The rear garden is laid to lawn with a generous patio seating area and mature well-stocked flower and shrub borders. There is also a summer house. The garden is enclosed by fencing and has outside power points and lighting.

Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material Information
Tenure: Freehold
Council tax band: E
Local Authority & rates: Forest of Dean District Council - £3,095.73 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: gas central heating
Broadband speed: Basic 15Mbps, Superfast 80Mbps, Ultrafast 1600Mbps
Mobile phone coverage: Three, vodafone, EE





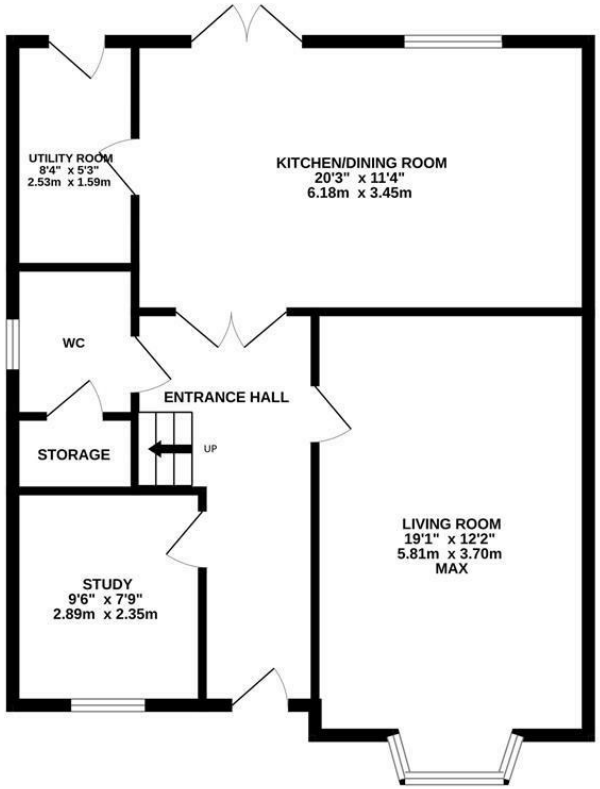




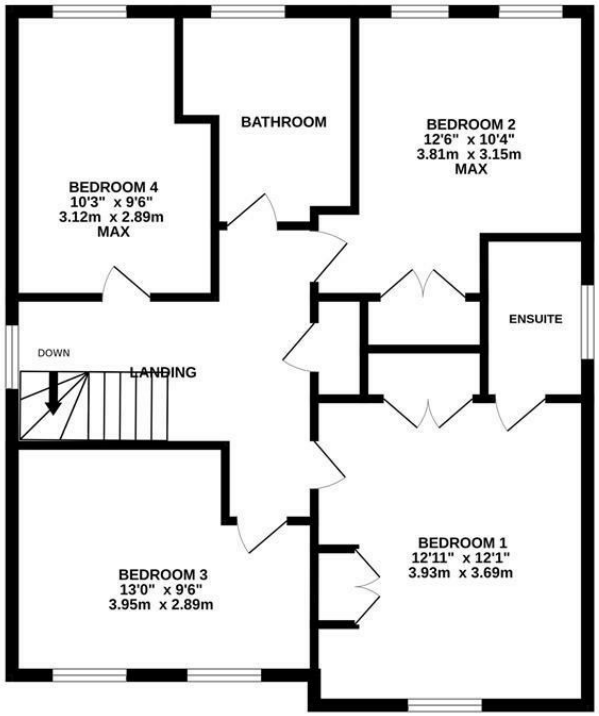




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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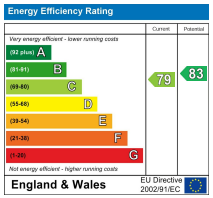
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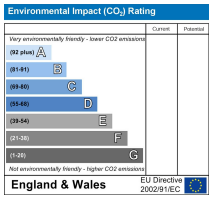
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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