



**Maysville Horse Fair Lane, Newent GL18 1RG**  
**Guide Price £525,000**



## Maysville Horse Fair Lane, Newent GL18 1RG

• Spacious detached family home • Large bedrooms and reception rooms • Plot approaching 1/3 of an acre • Ample parking plus double garage • Edge of town and country • NO CHAIN • Forest of Dean District Council - Tax band E - (£2951.87 25/26) • EPC D68



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#### Entrance Hall

Spacious hallway accessed via entrance porch. Stairs lead up to first floor and doors lead off to ground floor accommodation.

#### Living Room

Generous and bright room with triple aspect windows, double doors to garden, feature fire place with inset electric fire and door giving access into kitchen.

#### Sitting/Dining Room

Window to front aspect.

#### Kitchen/Breakfast Room

A range of base and wall mounted units, worktops, one and a half bowl stainless steel sink unit, plumbing for dishwasher, built in electric oven and gas hob, window to the rear aspect and door into utility.

#### Utility Room

Pantry cupboard, sink unit, further storage cupboards, plumbing and space for washing machine, door to conservatory, door to rear and sliding door into WC

#### WC

Suite comprising WC and wash basin. Window to rear aspect.

#### Conservatory

UPVC and glass construction with door out to garden.

#### First Floor Landing

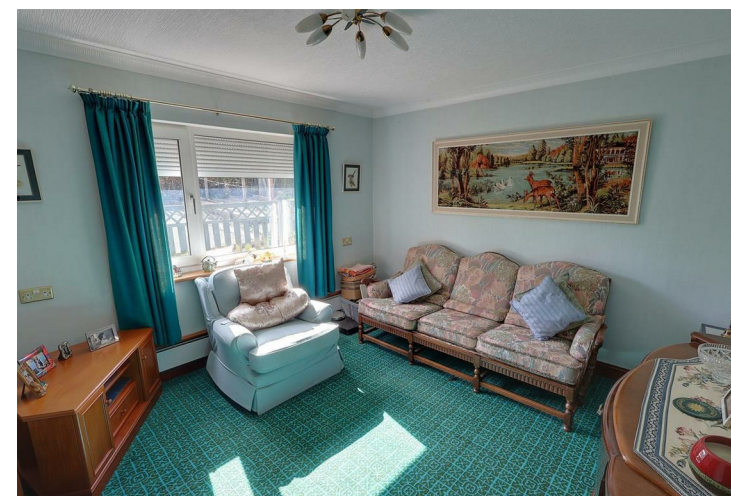
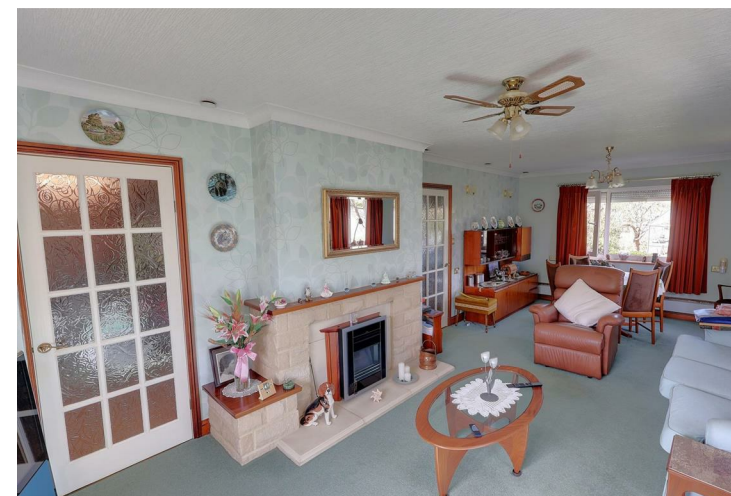
Good sized airing cupboard and doors leading off.

#### Bedroom

Built in wardrobes and dual aspect windows.

#### Bedroom

Dual aspect windows.



### Bedroom Three

Storage cupboard over the stairs and window to the front aspect.

### Bathroom

Coloured suite comprising bath, separate shower enclosure, WC, bidet and wash basin. Window to rear aspect.

### Outside

The house sits pretty centrally in its plots which measures approx. 1/3 of an acre and benefits from ample off road parking on a tarmac driveway accessed via Horse Fair Lane and leads to double garage (5.57 x5.16 external measurement) There are two further garages ideal for storage. The gardens are mature and well established with various beds and borders, trees, lawned areas, gravelled patio with scope for vegetable growing areas as well as boasting a greenhouse and summer house within the plot.

### 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 - £2,532.87 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: gas

Broadband speed: Basic 16 Mbps

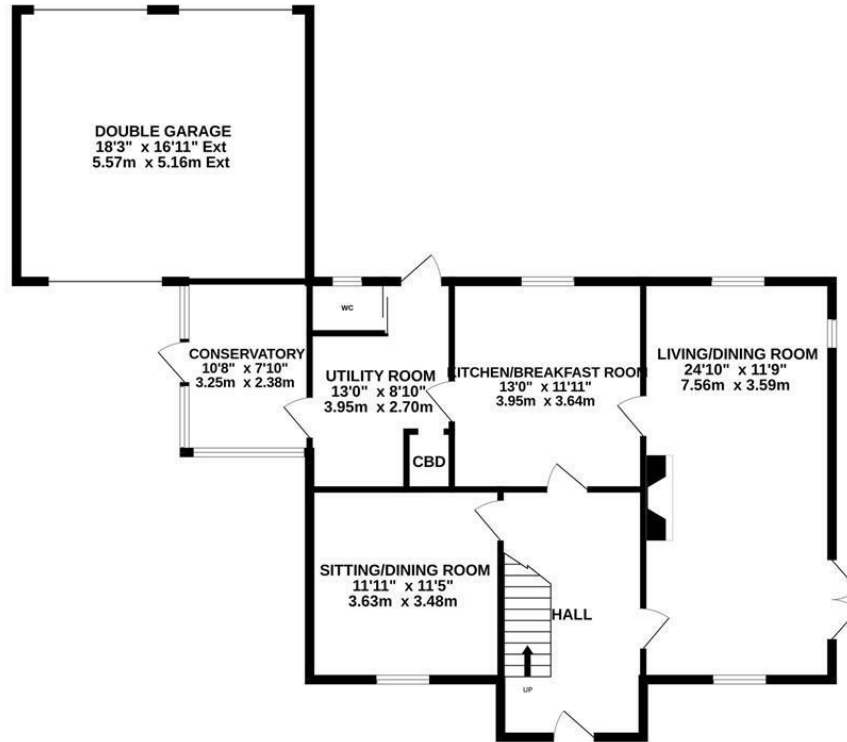
Superfast 40 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2

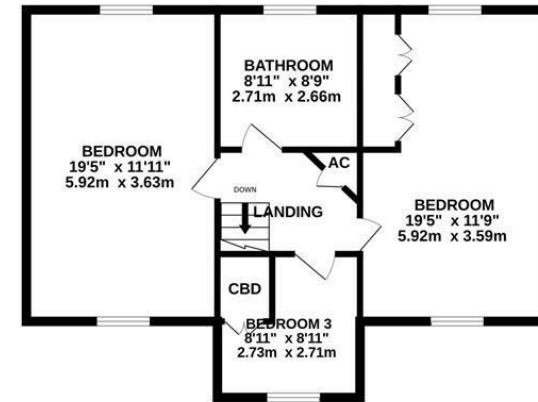




GROUND FLOOR  
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 sq.m.) approx.

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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