

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		Target	
New energy efficient - low running costs		A		D	
New energy efficient - low running costs		B		E	
New energy efficient - low running costs		C		F	
New energy efficient - low running costs		D		G	
New energy efficient - low running costs		E		H	
New energy efficient - low running costs		F		I	
New energy efficient - low running costs		G		J	
New energy efficient - low running costs		H		K	
New energy efficient - low running costs		I		L	
New energy efficient - low running costs		J		M	
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New energy efficient - low running costs		L		O	
New energy efficient - low running costs		M		P	
New energy efficient - low running costs		N		Q	
New energy efficient - low running costs		O		R	
New energy efficient - low running costs		P		S	
New energy efficient - low running costs		Q		T	
New energy efficient - low running costs		R		U	
New energy efficient - low running costs		S		V	
New energy efficient - low running costs		T		W	
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New energy efficient - low running costs		W		Z	
New energy efficient - low running costs		X		AA	
New energy efficient - low running costs		Y		AB	
New energy efficient - low running costs		Z		AC	
New energy efficient - low running costs		AA		AD	
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New energy efficient - low running costs		AN		AQ	
New energy efficient - low running costs		AO		AR	
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New energy efficient - low running costs		AQ		AT	
New energy efficient - low running costs		AR		AU	
New energy efficient - low running costs		AS		AV	
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New energy efficient - low running costs		BC		BF	
New energy efficient - low running costs		BD		BG	
New energy efficient - low running costs		BE		BH	
New energy efficient - low running costs		BF		BI	
New energy efficient - low running costs		BG		BJ	
New energy efficient - low running costs		BH		BK	
New energy efficient - low running costs		BI		BL	
New energy efficient - low running costs		BJ		BM	
New energy efficient - low running costs		BK		BN	
New energy efficient - low running costs		BL		BO	
New energy efficient - low running costs		BM		BP	
New energy efficient - low running costs		BN		BQ	
New energy efficient - low running costs		BO		BR	
New energy efficient - low running costs		BP		BS	
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New energy efficient - low running costs		BR		BU	
New energy efficient - low running costs		BS		BV	
New energy efficient - low running costs		BT		BW	
New energy efficient - low running costs		BU		BX	
New energy efficient - low running costs		BV		BY	
New energy efficient - low running costs		BW		BZ	
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New energy efficient - low running costs		BY		CB	
New energy efficient - low running costs		BZ		CC	
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New energy efficient - low running costs		CD		CG	
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New energy efficient - low running costs		CF		CI	
New energy efficient - low running costs		CG		CJ	
New energy efficient - low running costs		CH		CK	
New energy efficient - low running costs		CI		CL	
New energy efficient - low running costs		CJ		CM	
New energy efficient - low running costs		CK		CN	
New energy efficient - low running costs		CL		CO	
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New energy efficient - low running costs		CN		CQ	
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New energy efficient - low running costs		CT		CW	
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New energy efficient - low running costs		CV		CY	
New energy efficient - low running costs		CW		CZ	
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New energy efficient - low running costs		DF		DI	
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New energy efficient - low running costs		DJ		DM	
New energy efficient - low running costs		DK		DN	
New energy efficient - low running costs		DL		DO	
New energy efficient - low running costs		DM		DP	
New energy efficient - low running costs		DN		DQ	
New energy efficient - low running costs		DO		DR	
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New energy efficient - low running costs		DU		DX	
New energy efficient - low running costs		DV		DY	
New energy efficient - low running costs		DW		DZ	
New energy efficient - low running costs		DX		EA	
New energy efficient - low running costs		DY		EB	
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New energy efficient - low running costs		EB		EE	
New energy efficient - low running costs		EC		EF	
New energy efficient - low running costs		ED		EG	
New energy efficient - low running costs		EE		EH	
New energy efficient - low running costs		EF		EI	
New energy efficient - low running costs		EG		EJ	
New energy efficient - low running costs		EH		EK	
New energy efficient - low running costs		EI		EL	
New energy efficient - low running costs		EJ		EM	
New energy efficient - low running costs		EK		EN	
New energy efficient - low running costs		EL		EO	
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New energy efficient - low running costs		EN		EQ	
New energy efficient - low running costs		EO		ER	
New energy efficient - low running costs		EP		ES	

Guide Price £425,000

A RARELY AVAILABLE and VERY PRETTY GORSLEY STONE THREE BEDROOM SEMI-DETACHED COTTAGE with THREE RECEPTIONS, offered in GOOD ORDER WITH CHARACTER FEATURES, VERY PRETTY MATURE GARDENS, AMPLE PARKING, COUNTRYSIDE VIEWS OVER SURROUNDING FIELDS AND FARMLAND with WALKS RIGHT FROM THE DOORSTEP.

Cliffords Mesne has a village hall and 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.



Access via half glazed door into:

ENTRANCE PORCH

Quarry tiled flooring, side aspect windows. Double doors give access to:

LIVING ROOM

21'6 x 11'6 (6.55m x 3.51m)

Stone open fireplace with raised hearth, mantle over, under stairs storage cupboard, further walk-in storage cupboard, two radiators, two front aspect windows with a private outlook over the gardens, stairs to the first floor.

Steps lead down to:

KITCHEN OPENING INTO DINING ROOM

10'10 x 9'1 and 16'4 x 12'6 (3.30m x 2.77m and 4.98m x 3.81m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric oven, four ring hob over, cooker hood above, plumbing for dishwasher, space for fridge / freezer, double radiator, two rear aspect windows overlooking the gardens with lovely views onto open fields and farmland beyond. Half glazed door through to the rear. Step down to:

GARDEN ROOM

8'2 x 8'0 (2.49m x 2.44m)

Radiator, fully glazed French doors through to the garden, windows with lovely aspect over the gardens and ground.

UTILITY

9'10 x 9'3 (3.00m x 2.82m)

Stainless steel single drainer sink unit, plumbing for washing machine, oil-fired central heating and domestic hot water boiler, space for fridge / freezer, access to roof space, side aspect window. Door to:

SHOWER ROOM

Fitted shower cubicle and tray, panelled surround, pedestal wash hand basin, panelled splashback, close coupled WC, heated towel rail, extractor fan.

STUDY / BEDROOM 4

9'10 x 9'3 (3.00m x 2.82m)

Single radiator, front and side aspect windows.

FROM THE SITTING ROOM, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Exposed beams, airing cupboard with slatted shelving.

BEDROOM 1

12'0 x 9'9 (3.66m x 2.97m)

Single radiator, side and rear aspect windows with lovely views over surrounding fields and farmland.

BEDROOM 2

11'4 x 9'6 (3.45m x 2.90m)

Over the stairs cupboard, single radiator, access to roof space, exposed beam, front aspect window with lovely mature outlook.

BEDROOM 3

12'0 x 7'4 (3.66m x 2.24m)

Radiator, front aspect window with a private outlook.

BATHROOM

White suite comprising modern panelled bath, close coupled WC, vanity wash hand basin, cupboards below, heated towel rail, side aspect window with a lovely outlook and views.

OUTSIDE

From the lane, a five bar gate gives access through to a gravelled parking and turning area, suitable for the parking of four / five vehicles. To the front, there is a lawned area, raised flower beds and borders, outside lighting, outside tap, EV charger, enclosed composting area. To the rear of the property, there is a large paved patio area. Steps lead down to a cultivated vegetable produce area, greenhouse, various lawn areas, further outside tap, SUMMER HOUSE (8'1 x 7'7) with power and lighting, good sized GARDEN SHED (11'10 x 8'4) with power and lighting, range of flower beds and borders, mature shrubs, bushes and trees etc, fruit tree, all having a lovely outlook and distant views onto surrounding fields and farmland.

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: D
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

Proceed out of Newent in the direction of Cliffords Mesne. As you come into Cliffords Mesne, before you reach the centre of the village, The Row will be found on your right hand side. Turn right into The Row and the property is the second on the right, as indicated by our 'For Sale' board.

What3Words ///repeating.koala.bikes

PROPERTY SURVEYS

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

