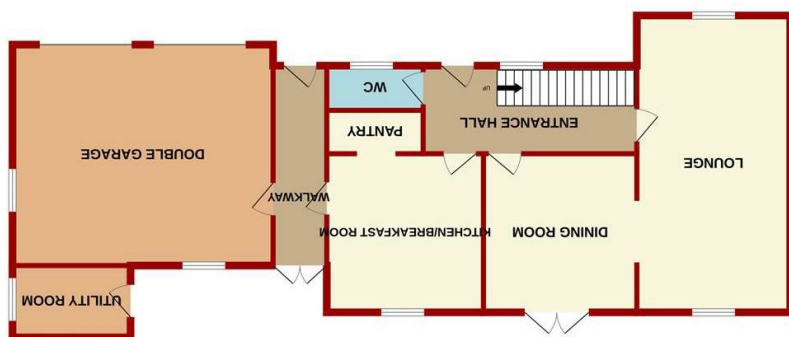
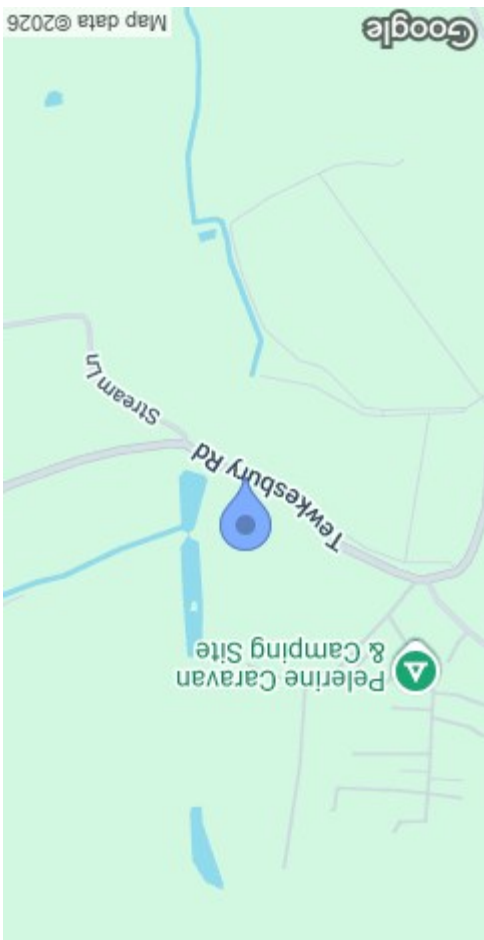




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating																												
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TOTAL FLOOR AREA: 1898 sq.ft. (176.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Mapbox ©2025



## Guide Price £525,000

An INDIVIDUAL FOUR BEDROOM DETACHED 1950'S RESIDENCE offering an EXCITING RENOVATION OPPORTUNITY situated in a LOVELY SEMI-RURAL LOCATION, PLOT APPROACHING HALF AN ACRE, DOUBLE GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

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



Access via composite double glazed front door with frosted side panels into:

### ENTRANCE HALL

Stairs to the first floor, electric and night storage heater, under stairs storage cupboard, front aspect window.

### CLOAKROOM

7'4 x 3'5 (2.24m x 1.04m)

WC, wash hand basin, front aspect frosted window.

### LOUNGE

22'11 x 11'9 (6.99m x 3.58m)

Feature fireplace housing electric fire, electric room heaters, night storage heater, front, side and rear aspect windows. Opening through to:

### DINING ROOM

12'0 x 11'9 (3.66m x 3.58m)

Alternatively accessed from the hallway, electric heaters, serving hatch through to the kitchen, rear aspect windows, double opening French doors to patio and gardens.

### KITCHEN

11'9 x 12'8 (3.58m x 3.86m)

Base units, double bowl stainless steel sink unit, additional pantry area, breakfast table area, electric heater, rear aspect window. Double glazed composite door to:

### COVERED WALKWAY

14'5 x 4'2 (4.39m x 1.27m)

Personal door into garage, front and back doors. Door to:

### EXTERNAL UTILITY ROOM

9'0 x 5'7 (2.74m x 1.70m)

Tiled flooring, plumbing, power, side aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space, night storage heater, front aspect door to balcony, door to storage cupboard.

### BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

Additional built-in double wardrobes, electric heater, side and rear aspect windows offering lovely views over the surrounding countryside.

### BEDROOM 2

11'9 x 10'9 max (3.58m x 3.28m max)

Built-in double wardrobes, night storage heater, rear aspect window offering lovely views.

### BEDROOM 3

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

Additional built-in double wardrobe, night storage heater, rear aspect window with lovely views.

### BEDROOM 4

11'0 x 8'6 (3.35m x 2.59m)

Built-in single wardrobe, electric room heater, front aspect window offering far reaching elevated views.

### BATHROOM

8'5 x 7'0 (2.57m x 2.13m)

Coloured suite comprising bath, WC, sink, separate single shower unit, radiator, night storage heater, front aspect frosted window.

### OUTSIDE

To the front of the property, a wrought iron gated access leads to a driveway and turning area suitable for a number of vehicles. This leads to:

### DETACHED DOUBLE GARAGE

20'0 x 17'0 (6.10m x 5.18m)

Accessed via two up and over doors, power and lighting, pedestrian side door, side and rear aspect windows.

The front garden area is laid to lawn with mature fruit trees and planted beds. There is a greenhouse to one side and planted beds, lawned areas to the other. This leads to the rear gardens which comprise of a patio area, large lawn, several planted borders and mature trees, all enclosed by fencing and hedging, offering a lovely outlook over neighbouring lake, fields and countryside.

### SERVICES

Mains water, electric, night storage heaters and electric heating, private drainage.

### 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 Newent, proceed along the B4215 towards Dymock. Take the right hand turning, just after the fire station, onto Tewkesbury Road. Continue along, passing the turning to Strawberry Hill on the left hand bend. Immediately after, you will see a sign for "Pellerine Caravan and Camping Site". Proceed along here, and before reaching the left hand bend, the property can be found on the left hand side as marked by our 'For Sale' board.

what3words ///reservoir.minority.feasted

### PROPERTY SURVEYS

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