



26 Mantley Grove
Newent GL18 1RU



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£599,950

A STUNNING SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME having TWO EN-SUITE BEDROOMS, FANTASTIC OPEN PLAN KITCHEN / FAMILY / BREAKFAST ROOM, TWO FURTHER RECEPTIONS, LANDSCAPED GARDENS, DOUBLE GARAGE plus AMPLE PARKING, situated within WALKING DISTANCE TO THE MARKET TOWN OF NEWENT.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance via double glazed composite door with frosted side panel into:

ENTRANCE HALL

Wood effect Karndean flooring, radiator, under stairs storage cupboard with lighting, stairs to the first floor. Wooden door giving access to:

KITCHEN / FAMILY ROOM

27'2 x 18'7 narrowing to 15'7 (8.28m x 5.66m narrowing to 4.75m)

The kitchen comprises of a range of base, wall and drawer mounted units, four ring gas hob with extractor over, one and a half bowl single drainer ceramic sink unit, built-in oven and grill, two separate built-in fridges, two separate built-in freezers, integrated dishwasher, opening through to:

DINING / FAMILY AREA

Space for large table and chairs, seating area, inset ceiling lights, two radiators, two rear aspect UPVC double glazed windows, UPVC double glazed double doors leading to the rear.

UTILITY

16'8 x 4'8 (5.08m x 1.42m)

Space and plumbing for washing machine, one and a half bowl single drainer sink unit with mixer tap over, base unit, wall mounted Ideal Logic gas-fired boiler, extractor fan, Karndean flooring, radiator, door to double garage.

FROM THE ENTRANCE HALL, DOOR GIVES ACCESS TO:

LOUNGE

17'8 x 11'7 (5.38m x 3.53m)

Fireplace with marble hearth with space for wood burning stove, radiators, television point, built-in storage with further storage, double UPVC double glazed doors to the rear, UPVC double glazed side panels to either side.

SNUG

11'7 x 9'6 into bay (3.53m x 2.90m into bay)

Radiator, front aspect UPVC double glazed bay window.

CLOAKROOM

Low-level WC, pedestal wash hand basin, Karndean flooring, partly tiled walls, radiator, front aspect frosted UPVC double glazed window.

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





LANDING

Access to loft space (fully boarded), radiator, door to airing cupboard with slatted shelving and pressurized water tank.

MASTER BEDROOM

15'5 x 11'3 (4.70m x 3.43m)

Radiator, two large built-in double wardrobes with hanging space and shelving, front aspect UPVC double glazed window having a pleasant outlook. Wooden door to:

EN-SUITE

WC, wall mounted wash hand basin, tiled flooring, partly tiled walls, double shower cubicle with rainfall head, extractor fan, heated towel rail, inset ceiling lights, front aspect frosted UPVC double glazed window.

BEDROOM 2

14'6 x 11'6 (4.42m x 3.51m)

Radiator, built-in double wardrobes with hanging rail and shelving, radiator, rear aspect UPVC double glazed windows with a pleasant countryside outlook. Door to:

EN-SUITE

WC, wall mounted wash hand basin, double shower with rainfall head over, heated towel rail, partly tiled walls, extractor fan, inset ceiling lights, rear aspect frosted UPVC double glazed window.

BEDROOM 3

13'5 x 8'9 (4.09m x 2.44m)

Radiator, front aspect UPVC double glazed window.

BEDROOM 4

12'2 x 9'6 (3.71m x 2.90m)

Two built-in wardrobes with hanging space and shelving, radiator, rear aspect UPVC double glazed window.

BEDROOM 5

11'1 x 8'9 (3.38m x 2.67m)

Double wardrobes with hanging space and shelving, radiator, power points, side aspect UPVC double glazed window.

BATHROOM

Suite comprising of panelled bath, close coupled WC, pedestal wash hand basin, shower cubicle with rainfall head, partly tiled walls, tiled flooring, large heated towel rail, extractor fan, inset ceiling lights, rear aspect frosted UPVC double glazed window.

OUTSIDE

A tarmacadam driveway, suitable for the off road parking of three to four vehicles, leads to:

DOUBLE GARAGE

17'0 x 14'3 (5.18m x 4.34m)

Access via electric up and over door, power and lighting.

To the front of the property, the garden is predominantly laid to lawn and enclosed by hedging. To the front, there is a double power point. To the right hand side of the property, there is a garden shed with Karndean flooring plus a further storage area to the rear of the shed. To the right hand side of the shed, there is a garden gate giving access onto a public footpath which leads onto Horsefair Lane and to countryside walks. A paved walkway gives access to the side and in turn the rear garden. The manicured rear garden was designed by Leaf Creative with stone water feature, lighting throughout the garden, outside taps, double power points, glass covered area with two electric heaters with seating area, enclosed by walling.

SERVICES

Mains water, electricity, drainage and gas.

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.

AGENT'S NOTE

Maintenance charge to cover outdoor areas - £240 per annum approximately.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.





VIEWING

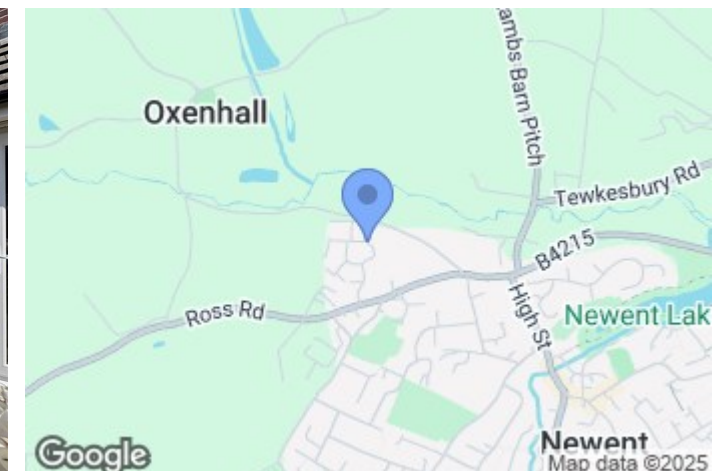
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

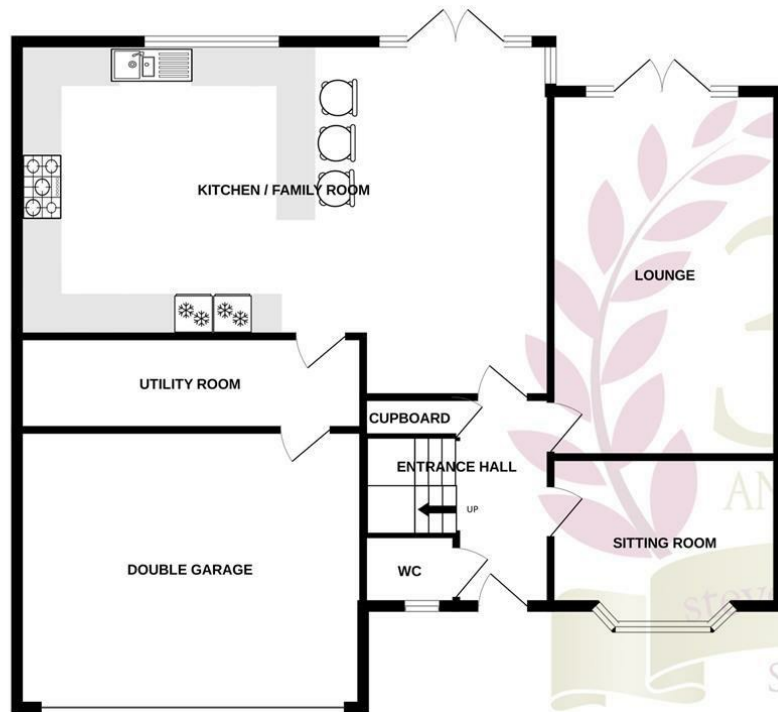
From Newent, head towards Ross on Wye, turning right into Valegro Avenue. Follow this road around, bearing to the right, into Mantley Grove where the property will be found on your right hand side.

PROPERTY SURVEYS

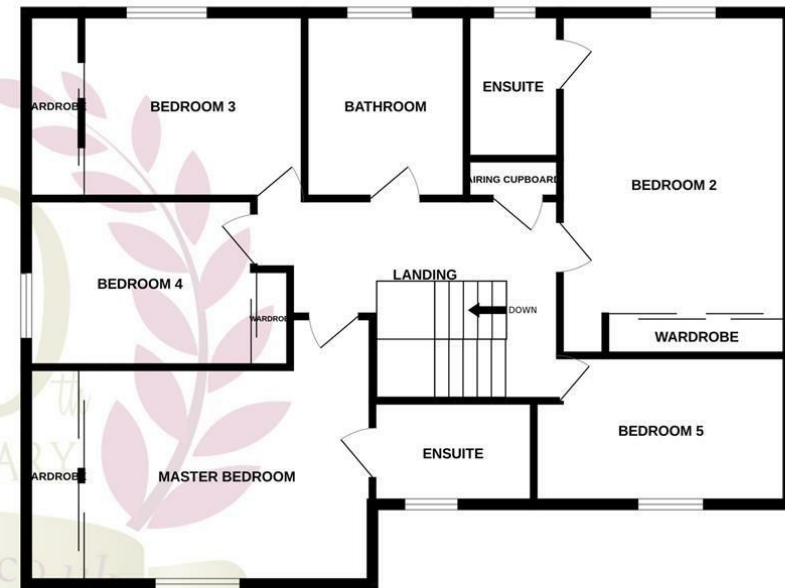
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



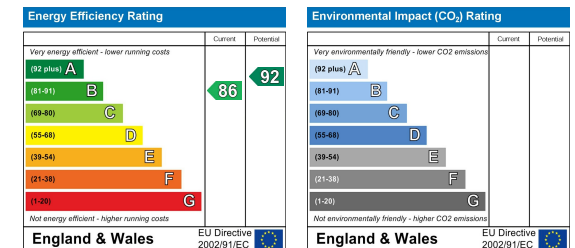
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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