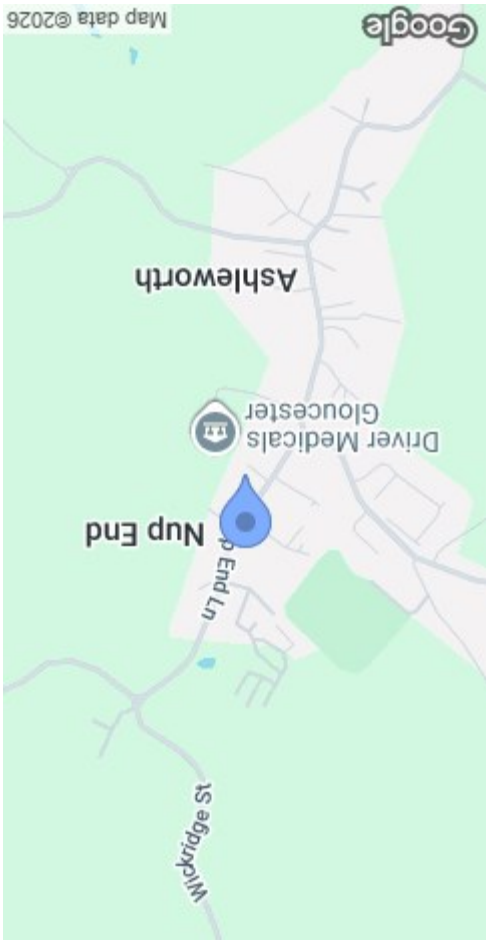




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

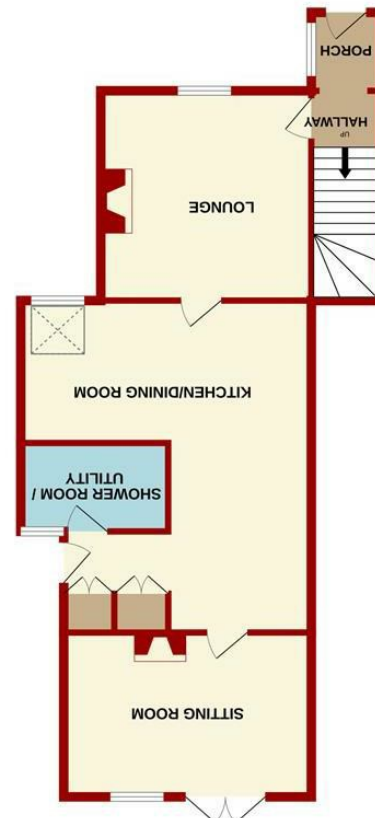
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (10-15)
B (81-92)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (21-38)	F (36-40)
G (1-20)	G (41-45)



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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1 Laynes Cottage, The Village
 Ashleworth GL19 4JG



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £475,000

Situated in an UNSPOILT VILLAGE LOCATION is this SPACIOUS AND VERSATILE FOUR BEDROOM, THREE STOREY COTTAGE offering a LARGE MATURE PLOT with LOVELY VIEWS, situated in a POPULAR VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

Ashleworth offers local amenities to include a primary school, church, Post Office / shop which also offers a busy hub and cafe, and a busy Woodpeckers Cricket Club.

There is a bus service to Gloucester City Centre (approximately 5 miles distance) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.



Enter the property via double glazed front door into:

ENTRANCE AREA

Ornate tiled flooring, storage area, through further glazed wooden door into:

ENTRANCE HALL

Single radiator, stairs leading off. Door to:

LOUNGE

13'0 x 13'0 (3.96m x 3.96m)

Original flagstone floor, open fireplace with cast iron log burner, modern panelled radiator, exposed ceiling and wall timbers, additional side aspect sash window, front aspect window with original shutters enjoying views towards Caterpillar Hill. Door to:

KITCHEN / DINING ROOM (L SHAPED)

18'0 max x 20'6 max (5.49m max x 6.25m max)

The kitchen has a one and a half bowl Belfast sink unit with mixer tap, base and wall mounted units with laminated worktops and tiled splashbacks, partially vaulted ceiling with Velux roof light, double radiator, Rangemaster induction topped electric oven, extractor fan over, plumbing for dishwasher, tiled floor, further double and single radiator, inset spotlighting, exposed beam work, generous dining area, built-in storage cupboards, half glazed UPVC door offering an alternate access to the property. Door leads to:

UTILITY / SHOWER ROOM

9'5 x 5'6 (2.87m x 1.68m)

Triton electric shower, single shower cubicle, laminate splashbacks, accessed via glazed door, Worcester oil-fired boiler, space for washing machine, worktop area, wall mounted units, WC, wash hand basin, tiled floor, inset spotlighting, rear aspect frosted window.

SITTING ROOM

15'4 x 10'3 (4.67m x 3.12m)

Open fireplace (currently not in use) with stone hearth, wooden mantle over, exposed wooden floorboards, double radiator, wall light fittings, double opening French doors to the gardens, side and rear aspect windows.

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

LANDING

Two single radiators, exposed beamwork.

BEDROOM 1

11'3 x 11'3 (3.43m x 3.43m)

Single radiator, picture rail and coving, rear aspect window. Opening through to:

DRESSING ROOM

10'5 x 9'7 (3.18m x 2.92m)

Plumbing in situ to convert to an en-suite. Double radiator, extractor fan, two side aspect Velux roof lights.

BEDROOM 2

10'3 x 7'3 (3.12m x 2.21m)

Double radiator, front aspect window with lovely views towards Caterpillar Hill.

BEDROOM 3

9'0 x 8'4 (2.74m x 2.54m)

Single radiator, side aspect window.

BATHROOM

10'2 x 5'7 (3.10m x 1.70m)

Panelled bath with mixer tap and shower detachment, pedestal wash hand basin, WC, single radiator, side aspect frosted window.

Glazed wooden door leads to:

INNER HALLWAY

Further front aspect window enjoying lovely far reaching views with stairs leading to:

BEDROOM 4

16'2 x 15'2 (4.93m x 4.62m)

Lovely exposed beamwork, double radiator, rear aspect Velux roof light, opening through to:

ADDITIONAL ROOM (BEDROOM) restricted height at 5'5

16'2 x 8'6 (4.93m x 2.59m)

Side aspect Velux roof light.

OUTSIDE

The property is approached via a private track (for use by 1 and 2 Laynes Cottages only). The grounds to the right of the track, as you approach the property, are all owned by 1 Laynes Cottage and comprise lawned areas, parking for three to four vehicles leading to:

BLOCK BUILT GARAGE / OUTBUILDING

There are further formal lawns to the front with patio seating area enjoying lovely views, wood store, gated side access, bin storage area, outside tap, patio pathway to the rear. The rear gardens have a seating area and steps lead up to the main lawn areas with several mature trees and planted beds, two wooden garden sheds, seating area to the rear, all enclosed by fencing and mature hedging and measure approximately 90' in length and offer very good levels of privacy.

SERVICES

Mains electricity, water and drainage. 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: C
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 Gloucester, proceed along the A417 passing through the villages of Maisemore and Hartpury turning right just before the BP garage onto Lawn Road. Proceed along here and into the village of Ashleworth turning left into Nupend, where the property can be found on the right hand side.

what3words ///bystander.lizard.clipboard

PROPERTY SURVEYS

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