



Ivy House High Street  
Newent GL18 1AN



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Ivy House High Street

## Newent GL18 1AN

Guide Price £680,000

**A BEAUTIFUL FOUR BEDROOM DETACHED PERIOD RESIDENCE that blends HISTORIC CHARM WITH MODERN LUXURY, RENOVATED BY THE CURRENT OWNERS, the property stands out as ONE OF THE FINEST VICTORIAN TOWN HOUSES IN THE AREA, TWO EN-SUITE BEDROOMS, TWO RECEPTIONS PLUS OFFICE, FULL HEIGHT CELLAR with POTENTIAL, GARAGE, LANDSCAPED GARDENS, ideally located within SHORT WALKING DISTANCE of the MARKET TOWN OF NEWENT and SCENIC NEWENT LAKE.**

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.





Enter the property into:

## ENTRANCE HALL

Two double radiators, glazed fan window above front door.

## LIVING ROOM

15'7 x 14'3 (4.75m x 4.34m)

Ornate cast iron fireplace with inset tiled hearth, living flame gas fire, two double radiators, picture rail, coving, central ceiling rose, front aspect double glazed Georgian style sash window.

## DINING ROOM

14'4 x 14'4 (4.37m x 4.37m)

Two double radiators, fireplace with stone hearth housing modern glass fronted cast iron log burner, original built-in cupboards, picture rail, coving, central ceiling rose, side aspect French doors, front aspect double glazed Georgian style sash window.

## INNER HALLWAY

Tiled flooring, double radiator, rear aspect window, glazed wooden door leading to utility and cloakroom.

## UTILITY

One and a half bowl ceramic sink unit with mixer tap, base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, tiled floor, double radiator, side aspect door, side aspect window.

## CLOAKROOM

Low-level WC, vanity wash hand basin with mixer tap, cupboards below, mirrored medicine cabinet, chrome heated towel rail, door to storage cupboard.

## CELLAR

Consumer unit, currently used to house a chest freezer, large room to the left used for storage with good ceiling height, sliding door to a further room to the right with former coal chute and glass block front windows, power and lighting, double radiator. Door and stone staircase leading to:

## GARAGE

Accessed from the front via double opening doors, power and lighting, rear aspect windows, back door to the gardens.

## STUDY

Range of built-in office furniture, single radiator, rear aspect window. Opening from inner hallway to:







## KITCHEN / DINING / FAMILY ROOM

The kitchen area comprising range of base and wall mounted units with granite worktops and splashbacks, one and a half bowl single drainer sink unit with mixer tap, space for American fridge / freezer, Stoves seven ring gas-fired range oven, integrated dishwasher, built-in wine rack, exposed ceiling beams, side aspect windows.

The dining / family area has a large fireplace with inset cast iron multi-fuel burner with back boiler for central heating system, built-in storage cupboards, tiled flooring throughout, two double radiators, original arch window into utility, side aspect bay with French doors to patio and gardens, two further windows.

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

## SPLIT LANDING

Louvre doors into airing cupboard with hot water tank and Worcester gas-fired boiler, rear aspect window.

## MASTER SUITE

Built-in wardrobes, double radiator, side aspect bay with window seat, further side aspect window. Door into:

## DRESSING ROOM

Double radiator, side aspect window, mirrored sliding doors to built-in double wardrobes, door to walk-in wardrobe with storage shelving and hanging space. Door to:

## SHOWER ROOM

Walk-in double shower cubicle accessed via sliding glazed screen with inset overhead and detachable shower system, extractor fan, spotlighting, chrome heated towel rail, tiled floor and splashbacks, shaver point, side aspect frosted window.

## BATHROOM

Four piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, WC, double shower cubicle accessed via sliding glazed screen with inset detachable shower system, tiled floor, tiled splashbacks, extractor fan, inset spotlighting, chrome heated towel rail, rear aspect frosted window.

FROM THE HALF LANDING, STAIRS LEAD TO THE MAIN FIRST FLOOR LANDING.

## FIRST FLOOR LANDING

Double radiator.

## BEDROOM 2

Built-in triple wardrobes, access to roof space, double radiator, front aspect Georgian style sash window. Door to:





### EN-SUITE SHOWER ROOM

WC, pedestal wash hand basin with mixer tap, corner shower cubicle with inset detachable overhead shower, tiled floor, tiled splashbacks, chrome heated towel rail, mirrored light, inset spotlighting, extractor fan, side aspect frosted window.

### BEDROOM 3

Four sets of built-in double wardrobes with shelving and storage space, double radiator, picture rail, front aspect Georgian style double glazed sash window.

### BEDROOM 4

Picture rail, double radiator, front aspect double glazed Georgian style sash window.

### OUTSIDE

To the front of the property, wrought iron gate and steps lead up to the front door with cast iron original canopy entrance porch, low-level brick and stone walling with wrought iron fencing and hedge boundary to the front. A pedestrian gated access, to the side of the property, leads into the rear garden. Vehicular double gates to the front lead to concrete hardstanding area in front of the:

### GARAGE

22'8 x 11'0 (6.91m x 3.35m)

To the side and rear beautifully landscaped gardens comprise of patio garden seating area with ornate Victorian style glazed veranda with step leading down to main patio seating area to the side of the property. There are further seating areas and a further pathway to the other side of the property, provides pedestrian access from the High Street. There is outside lighting, an outside water tap, lawned areas and manicured borders. The rear of the garden has a greenhouse and a wrought iron gate leads into a cottage garden area with raised vegetable planters, re-wilded area with pathway leading to butterfly sanctuary at the top of the garden, all offering excellent levels of privacy and enclosed by wood panel fencing. Gated access provides access to a parking area on Robinson Close and 2 further allocated parking spaces.

### 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.







## LOCAL AUTHORITY

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street,  
Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

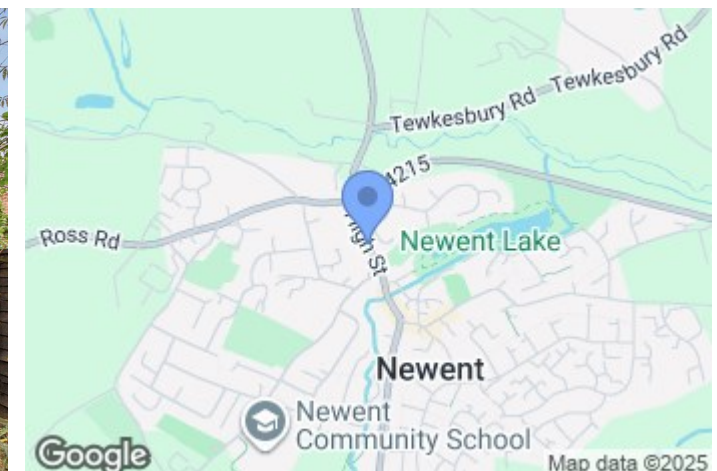
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.  
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Newent office, proceed along the High Street towards the traffic light and at the brow of the hill the property can be found on the right hand side just before the turning for Lakeside.

## PROPERTY SURVEYS

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





Ivy House, High Street, Newent, Gloucestershire  
Approximate Gross Internal Area  
312 Sq M/3358 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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