



1 Blenheim Drive
Newent GL18 1TU



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £325,000

A VERY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME with NEWLY FITTED KITCHEN, FLOORING and CARPETS THROUGHOUT, GOOD SIZED ENCLOSED REAR GARDEN and OFF ROAD PARKING FOR TWO VEHICLES all being offered with NO ONWARD CHAIN.

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 fully glazed door into:

ENTRANCE PORCH

Fully UPVC double glazed, tiled flooring, lighting, half glazed door into:

ENTRANCE HALL

Double radiator, stairs to first floor.

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, tiled splashbacks, single radiator, extractor fan.

LOUNGE

14'5 x 11'7 (4.39m x 3.53m)

Feature fireplace with inset electric effect wood burning stove, laminate flooring, two single radiators, side and front aspect windows overlooking the gardens.

GARDEN ROOM

9'8 x 7'10 (2.95m x 2.39m)

Single radiator, fully opening double glazed French doors overlooking the private rear gardens.

KITCHEN / DINING ROOM

24'3 x 9'11 narrowing to 7'8 (7.39m x 3.02m narrowing to 2.34m)

Newly fitted Wren kitchen comprising one and a half bowl single drainer sink unit with mixer tap and cupboard below, range of base and wall mounted units, integrated double oven with four ring gas hob over and cooker hood above, integrated dishwasher, space for fridge / freezer, full height built-in cupboards, further built-in cupboards for washing machine and tumble dryer, new flooring, radiator, spot lighting, front and rear aspect windows, part glazed door through to the outside.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING

Built-in cloaks cupboard with hanging rail and shelving, boiler cupboard with gas fired central heating and domestic hot water boiler with further shelving, side aspect window.

BEDROOM 1

12'6 x 9'9 (3.81m x 2.97m)

Single radiator, fitted double mirror faced wardrobe with hanging rail and shelving, large built-in wardrobe with hanging rail and shelving (could be an en-suite if required), access to roof space which is boarded and has electrics, front aspect window.

BEDROOM 2

12'5 x 8'1 (3.78m x 2.46m)

Single radiator, built-in wardrobes with hanging rail and shelving, over-stairs cupboard, rear aspect window.

BEDROOM 3

9'11 x 7'2 (3.02m x 2.18m)

Single radiator, front aspect window.

BATHROOM

Coloured suite comprising bath with shower attachment over, tiled surround, close coupled WC, pedestal wash hand basin and tiled splashback, shaving point, heated towel rail, rear aspect frosted window.

OUTSIDE

To the front of the property, there is a tarmac driveway suitable for the parking of two vehicles, with a pathway and lawned area to the side leading to the front door. Gated side access leads to the rear garden, measuring approx. 40' x 20', with paved patio area running the full length of the house, outside tap and lighting, good sized lawned area, various shrubs, bushes and trees, all enclosed by fencing surround.

TIMBER WOOD SHED

10'0 x 7'10 (3.05m x 2.39m)

Built-in work benches.

SERVICES

Mains electric and water, gas and 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.

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

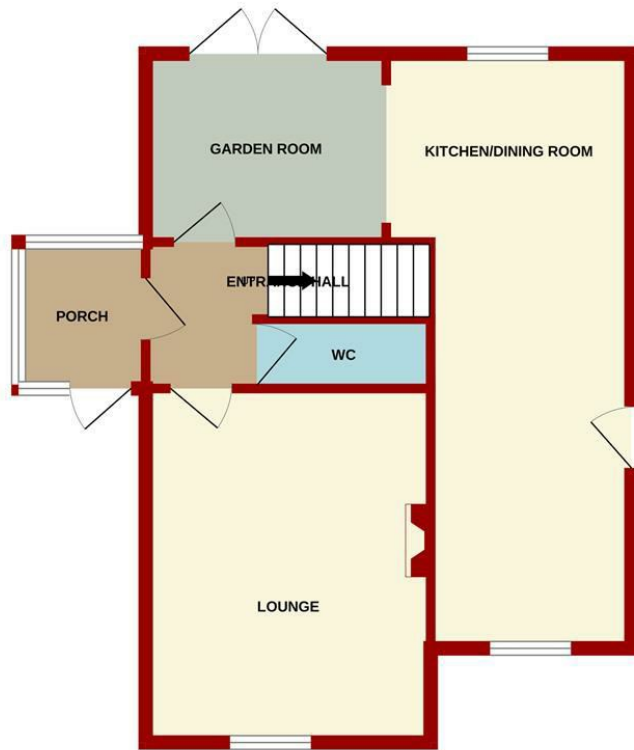
From our Newent office, proceed left along the High Street onto Gloucester Road, turning right onto Onslow Road. Take the second right hand turning into Coopers Way, then a right turning into Blenheim Drive, where the property can be found immediately on your left marked by our 'For Sale' board.

PROPERTY SURVEYS

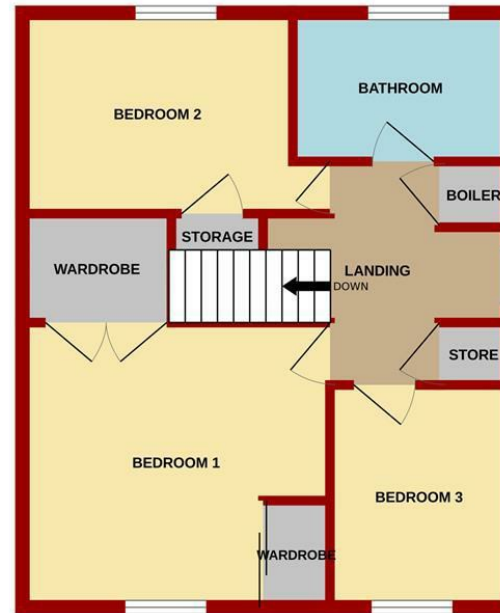
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



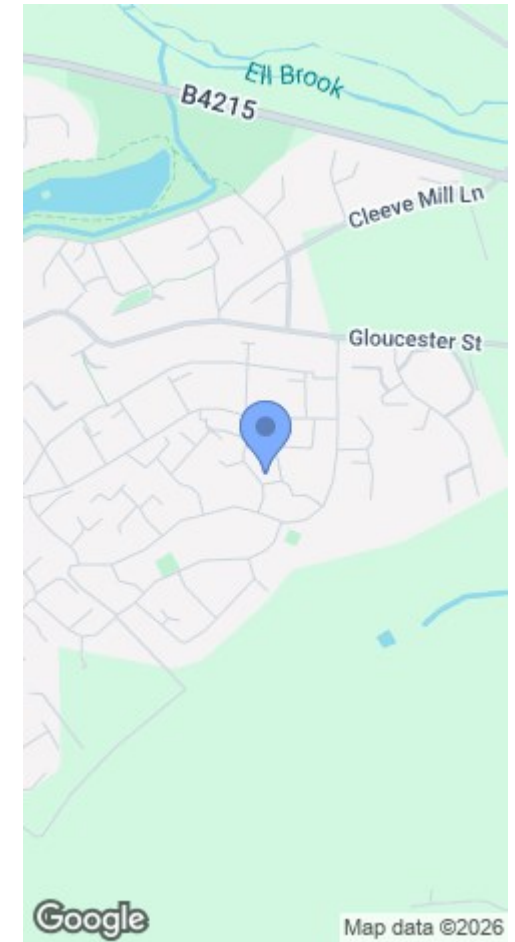
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-100) A	(81-91) A		86				
(81-91) B	(69-80) B						
(69-80) C	(55-68) C	73					
(55-68) D	(39-54) D						
(39-54) E	(21-38) E						
(21-38) F	(1-20) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC		England & Wales	England & Wales	EU Directive 2002/91/EC	

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.



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