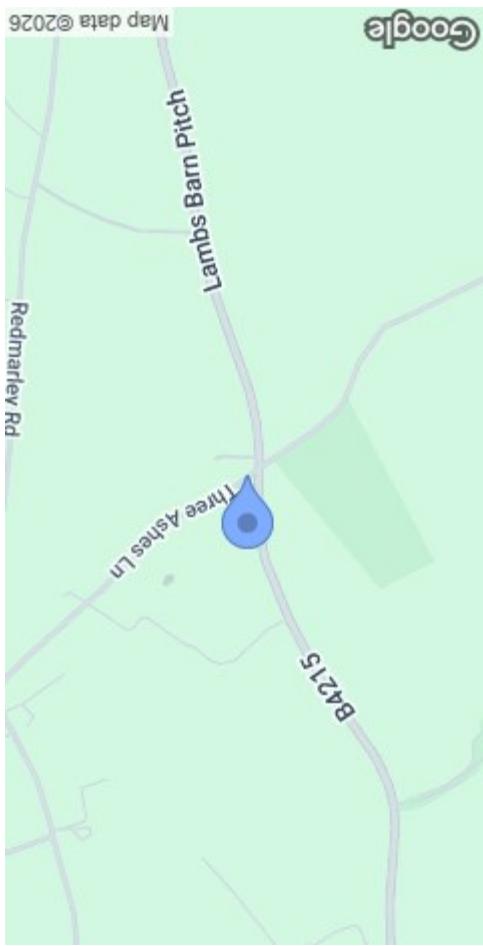
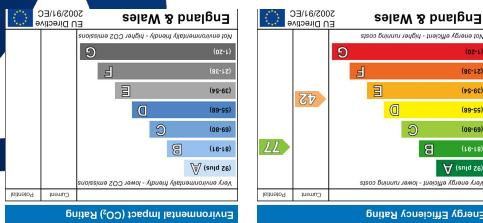


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Measurements are approximate. Not to scale. Illustrative purposes only.



The Cottage Three Ashes Lane
Newent GL18 1DF

 **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £449,950

Situated in GARDENS AND GROUND IN EXCESS OF ONE ACRE is this THREE BEDROOM DETACHED COTTAGE ideal for anyone with animals and who ENJOY OUTDOOR LIVING, offering a PADDOCK, OUTBUILDINGS and OFF ROAD PARKING for SEVERAL VEHICLES.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



ENTRANCE

Via half glazed frosted door through to:

SITTING ROOM

17'06 x 9'11 (5.33m x 3.02m)

Attractive brick open fireplace with raised tiled hearth, mantel over, tiled flooring, two double radiator, exposed beams, stairs to the first floor, front and rear aspect windows. Opening through to:

KITCHEN

17'03 x 7'01 (5.26m x 2.16m)

One and a half bowl single drainer sink unit, mixer tap, cupboard under, base and wall mounted units, integrated dishwasher, electric double oven, four ring hob over, cooker hood above, tiled flooring, exposed beams, double radiator, front and rear aspect windows with a private outlook over the gardens.

UTILITY

16'07 x 9'04 (5.05m x 2.84m)

Irregular shape. Stainless steel single drainer sink unit, mixer tap, cupboards under, built-in storage cupboards, plumbing for automatic washing machine, double radiator, door to the cellar, rear aspect window, half glazed door to the rear.

GROUND FLOOR WET ROOM

Shower area with panelled surround, electric shower, wash hand basin, close coupled saniflow w.c., heated towel rail, extractor fan, access to roof space, front aspect frosted window.

CELLAR

11'03 x 9'06 (3.43m x 2.90m)

Lighting. Temporary access.

DINING ROOM

12'09 x 10'07 (3.89m x 3.23m)

Wood burning stove, double radiator, front and side aspect windows, upvc door to the front.

FROM THE SITTING ROOM, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Shelving, rear aspect window.

BEDROOM 1

13'02 x 10'11 (4.01m x 3.33m)

Radiator, access to roof space, front and side aspect windows.

BEDROOM 2

10'02 x 7'03 (3.10m x 2.21m)

L-shaped. Double radiator, exposed timbers, access to roof space, front aspect window.

BEDROOM 3

9'09 x 5'10 (2.97m x 1.78m)

Currently used as a dressing room, fitted dressing table, various wardrobes with hanging rails and shelving, open shelving, radiator, front aspect window.

BATHROOM

7'10 x 7'01 (2.39m x 2.16m)

Fitted roll top bath, shower attachment over, vanity wash hand basin, drawers below, close coupled w.c., timber effect tiled flooring, heated towel rail, rear aspect window.

OUTSIDE

To the front of the property is a paved patio leading to the front door, external access to the cellar, lawned area, external oil fired boiler, door to garage, side access to the rear.

The rear has an enclosed garden with lawned area, raised pond with Koi and ghost carp, enclosed and covered area with a hot tub (approx 3 years old), paved patio area and raised decked area. There are OUTBUILDINGS to include:

SMALL WOODEN GARDEN SHED

ORIGINAL GARAGE

17'11 x 9'03 (5.46m x 2.82m)

Via up and over door, power, personal door to the front. Door to:

OFFICE

17'08 x 6'01 (5.38m x 1.85m)

Two electric convector heaters, pine flooring, front and rear aspect windows.

TACK ROOM

10'08 x 5'10 (3.25m x 1.78m)

Lighting.

STABLE

12'00 x 11'08 (3.66m x 3.56m)

Stable door, lighting.

RECREATIONAL ROOM

23'05 x 11'03 (7.14m x 3.43m)

(Formerly two stables) Situated between the stable and tack room, part insulated, fully glazed sliding double glazed doors, bar area, power points, pool table.

To the rear of the garden, a walkway gives access to the main area of land which is ONE LARGE PADDOCK including chicken run and pen, pond, duck run, orchard with fruiting trees, greenhouse, separate five bar gated access from Three Ashes Lane.

To the rear of the property, a further five bar gated access leads to a driveway with PARKING AND TURNING AREA suitable for several vehicles.

The WHOLE OF THE GARDENS AND GROUND ARE IN EXCESS OF ONE ACRE with two separate five bar gated accesses and enjoy a lovely outlook onto fields and farmland.

SERVICES

Mains water and electricity. Septic tank. Oil central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It 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 advised.

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 Newent proceed along the B4215 towards Dymock for approximately 1 mile until you see a turning right into Three Ashes Lane where the property can be found immediately on your left.

PROPERTY SURVEYS

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

