



Ivy House
Cliffords Mesne, Newent GL18 1JT

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

RARELY AVAILABLE FOUR BEDROOM DETACHED COTTAGE with DETACHED ONE BEDROOM ANNEXE, set in a LOVELY UNSPOILT RURAL LOCATION having a PLOT IN EXCESS OF THIRD OF AN ACRE together with SUBSTANTIAL GARAGE AND WORKSHOP, PARKING and MATURE GARDENS with a PLEASANT OUTLOOK.

Cliffords Mesne is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

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.

For the commuter, access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.



ENTRANCE HALL

Via half glazed frosted door, quarry tiled flooring, stairs to the first floor.

LIVING ROOM

18'04 x 12'00 (5.59m x 3.66m)

Stone open fireplace, inset electric effect wood burning stove, display plinth to either side, double radiator, display shelving, three front aspect triple glazed windows. Archway through to:

DINING ROOM

18'06 x 15'01 (5.64m x 4.60m)

Tiled flooring, single radiator, exposed stone walling, side aspect triple glazed window.

INNER HALLWAY

Built-in cloaks cupboard under the stairs.

CLOAKROOM

White suite comprising close coupled w.c., wash hand basin, tiled splashback.

SITTING ROOM

10'10 x 10'02 (3.30m x 3.10m)

Quarry tiled flooring, radiator, front and side aspect triple glazed windows.

CONSERVATORY

13'00 x 11'04 (3.96m x 3.45m)

Tiled flooring, radiator, lovely aspect over the gardens, fully glazed french doors to the side.

FAMILY KITCHEN/BREAKFAST ROOM

16'03 x 10'02 (4.95m x 3.10m)

Single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, fitted Belling cooking range with hot plates and ovens, space for fridge/freezer, breakfast island, plumbing for automatic washing machine, integrated fridge/freezer, tiled flooring, side aspect window.

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

LANDING

Single radiator, access to roof space, rear aspect triple glazed window.





BEDROOM 1

12'10 x 10'10 (3.91m x 3.30m)

Double radiator, front and side aspect triple glazed windows with a lovely outlook over the gardens.

BEDROOM 2

10'10 x 10'04 (3.30m x 3.15m)

Built-in cupboard, airing cupboard with hot water tank and slatted shelving, single radiator, front and side aspect triple glazed windows with a lovely outlook over the gardens onto woodland beyond.

BEDROOM 3

12'10 x 7'11 (3.91m x 2.41m)

Single radiator, large wardrobe recess with hanging rail and shelving, front aspect triple glazed window with a lovely outlook over the gardens.

BEDROOM 4

10'05 x 10'01 (3.18m x 3.07m)

Single radiator, side aspect triple glazed window.

FAMILY BATHROOM

Corner bath with shower attachment over, tiled surround, vanity wash hand basin, cupboards below, radiator, rear aspect frosted window.

SEPERATE CLOAKROOM

Close coupled w.c., wash hand basin, bidet, radiator, side aspect triple glazed window.

DETACHED ONE BEDROOM ANNEXE

ENTRANCE HALL

Via part glazed door, radiator. Opening through to:

SHOWER ROOM

Open plan shower cubicle, Mira shower, close coupled w.c., wash hand basin, front aspect frosted window.

KITCHEN

10'08 x 7'00 (3.25m x 2.13m)

Single drainer sink unit, cupboards under, range of base and wall mounted units, radiator, front aspect window overlooking the gardens. Door to:

LIVING ROOM

11'02 x 10'06 (3.40m x 3.20m)

Double radiator, ceiling timbers, fully glazed french doors to the gravelled garden area. Door to:

BEDROOM

10'08 x 9'09 (3.25m x 2.97m)

Single radiator, access to roof space, walk-in wardrobe area, two front aspect windows.

OUTSIDE

Gateway gives access to a tarmac driveway which leads to a large PARKING AND TURNING AREA and to a:

SUBSTANTIAL DOUBLE GARAGE and WORKSHOP

31'09 x 19'06 (9.68m x 5.94m)

Via two sets of double doors, power and lighting, various cupboards, side aspect windows, loft ladder giving access to a floored loft space.

There is an enclosed gravelled garden area with pond for the annexe. The main area of garden has a large expanse of lawn, interspersed flower beds and borders, shrubs, bushes and trees, two summer houses with one housing a hot tub, good sized wooden garden shed, further good sized garden sheds externally accessed SUN ROOM (attached to the rear of the garage/workshop) ideal for sitting out, RAISED HEATED OUTDOOR SWIMMING POOL with raised decked and seating area beyond, various outside lighting, outside tap, hedging and fencing surround.

The WHOLE PLOT AMOUNTS TO IN EXCESS OF A THIRD OF AN ACRE enjoying an outlook onto mature woodland.

SERVICES

Mains water and electricity. Septic tank drainage. Oil 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

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 our Newent office, proceed along the High Street turning left onto Watery Lane. Proceed along here into the village of Cliffords Mesne, turn left where the lane splits at the telephone box and the property can be found on the left hand side after a short distance situated at the back of the green.

what3words: ///many.knees.notch.

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, Cliffords Mesne, Newent, Gloucestershire

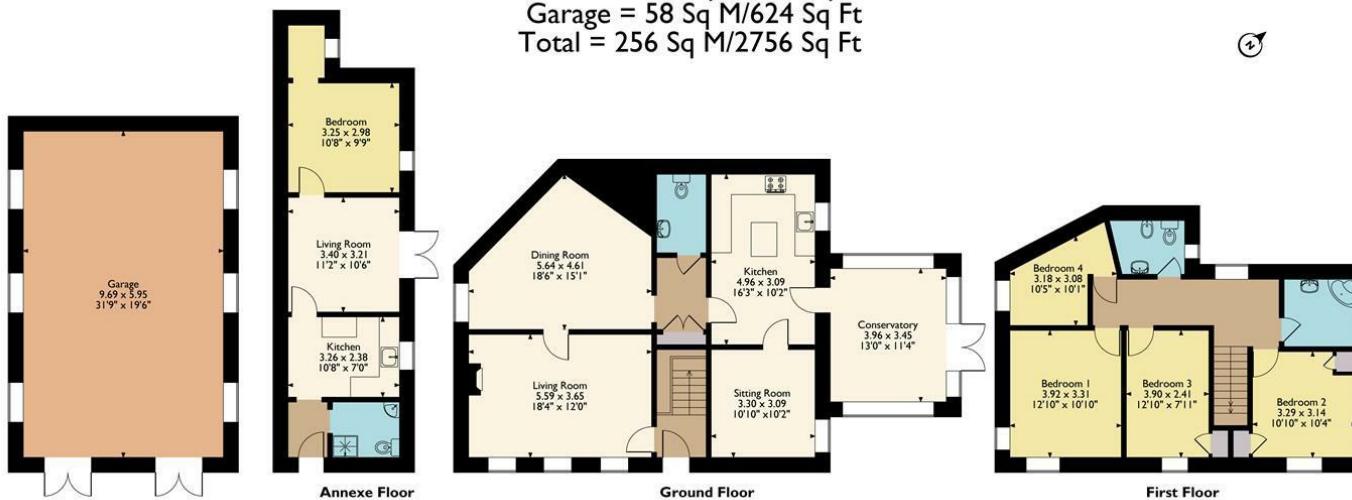
Approximate Gross Internal Area

Main House = 159 Sq M/1712 Sq Ft

Annexe = 39 Sq M/420 Sq Ft

Garage = 58 Sq M/624 Sq Ft

Total = 256 Sq M/2756 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





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