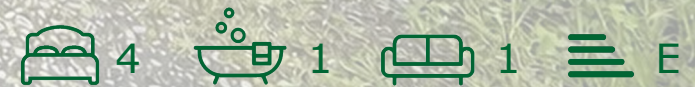




Southfield Ross Road

Kilcot, Newent, GL18 1NN

£675,000



Are you searching for a property with land ?

This Four bedroom Chalet Style property has lots to offer, the property is very versatile with lots of potential.

The property boasts a generous plot, with over SIX acres of land attached to the rear. This expansive space is not only ideal for equestrian enthusiasts, as it currently accommodates horses that enjoy the refreshing waters of the nearby Ell Brook, but it also provides a perfect canvas for market gardening, outdoor activities, or even future development (STTP)

Access to the land is convenient, with entry points from both the property itself and the main road, ensuring ease of movement for vehicles and livestock alike.



Entrance Hall

Lounge
14'11 x 13'8 (4.55m x 4.17m)

Kitchen/Breakfast Room
17'6 x 8'5 (5.33m x 2.57m)

Utility Room
13'1 x 6'1 (3.99m x 1.85m)

Garage
23'5 x 10'1 (7.14m x 3.07m)

Bedroom 1
14'9 x 11'5 (4.50m x 3.48m)





Bedroom 2
15'1 x 12'4 (4.60m x 3.76m)

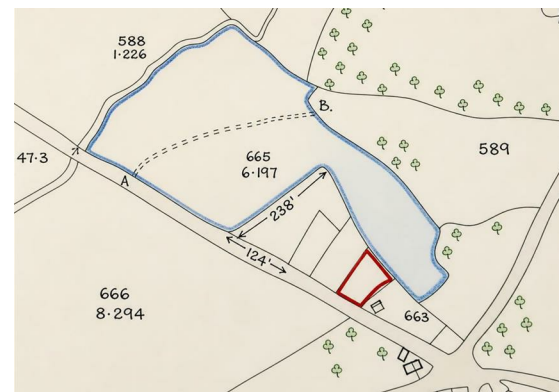
Bedroom 3
13'8 x 12'3 (4.17m x 3.73m)

Bathroom

Bedroom 4
18'4 x 14'1 (5.59m x 4.29m)

OUTSIDE

Gravelled driveway to the front of the property with ample off road parking leading to the garage. Access to either side of the property leads to the rear garden benefiting garden store, all enclosed by post and rail fence with gate leading to the land.



The land is flat with a stock proof fence covering the natural tree boundary with a small wooded area to the bottom section leading to the Ell Brook.

A separate five bar gate with a pull in gives access to the field from the roadside, measuring in excess of SIX acres.

Services

Mains drainage, Gas central heating. Forest of Dean District Council tax band E

Agents Note

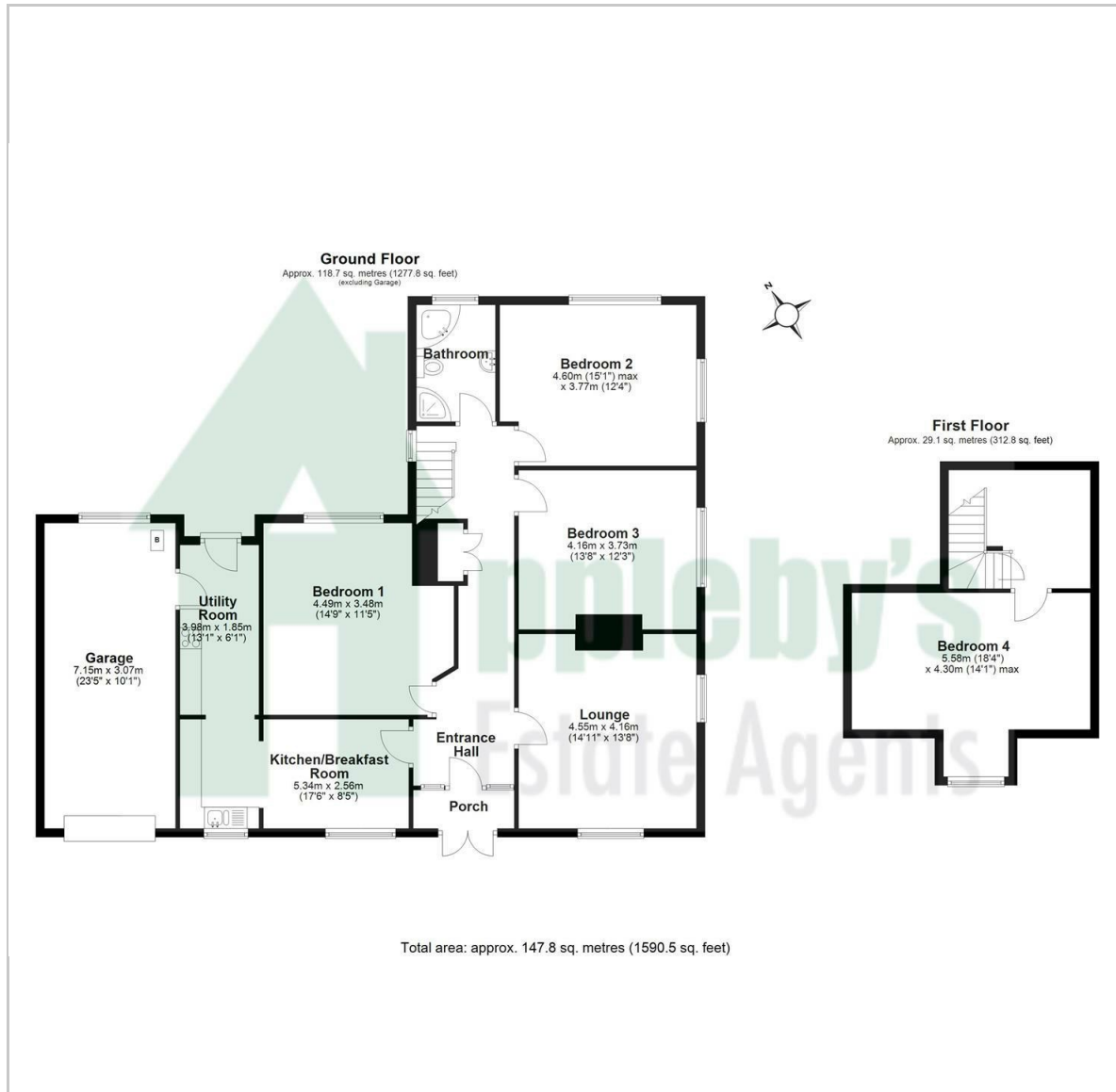
There is a footpath on the details labelled as point A&B across the field from the main road.

Tenure

Freehold



Floor Plan

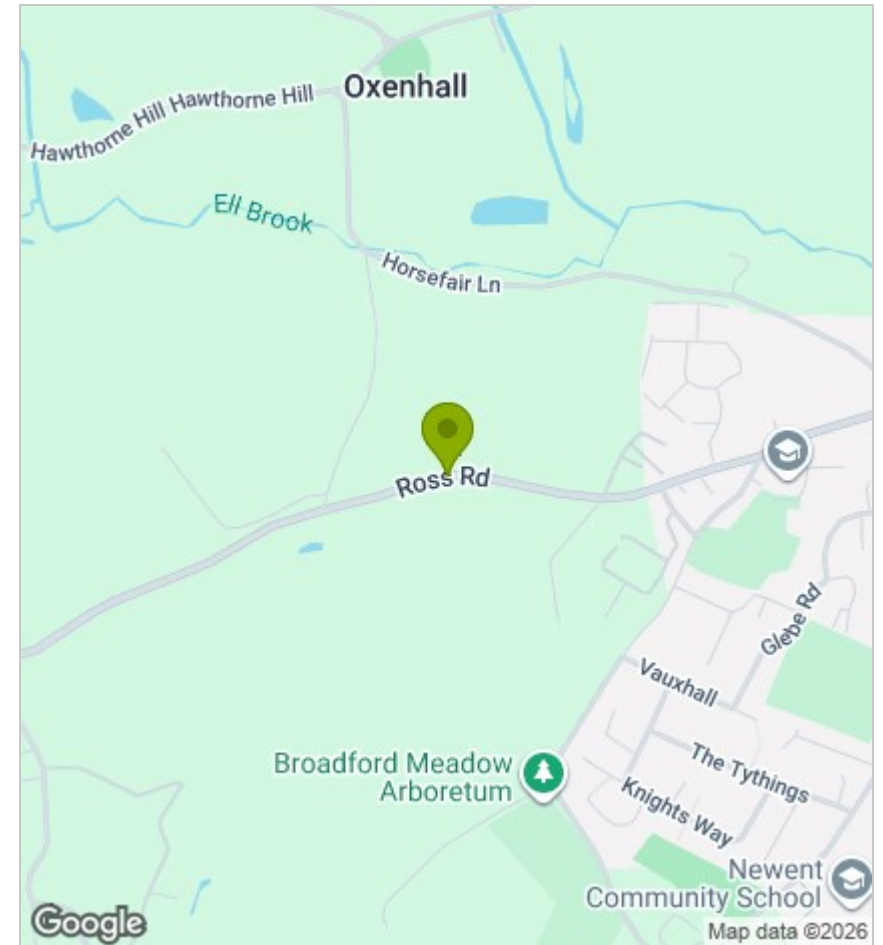


Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

