



Larksmere  
Redmarley GL19 3HS

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Larksmere

Guide Price £499,950

## Redmarley GL19 3HS

**LOCATED CENTRALLY In a BEAUTIFUL VILLAGE LOCATION this SPACIOUS and EXTENDED THREE BEDROOM DETACHED BUNGALOW offering an EN SUITE TO MASTER BEDROOM, THREE RECEPTION ROOMS, DETACHED SINGLE GARAGE, AMPLE OFF ROAD PARKING, 1/3 ACRE PLOT with ELEVATED VIEWS and is being offered with NO ONWARD CHAIN.**

Redmarley has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Newent, Tewkesbury and Gloucester, approximately 6 miles, 5 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

For the commuter access can be gained to the M50 motorway (junction 2) approximately 2 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.





The property is accessed via a side aspect sliding door into:

### **CONSERVATORY**

**17'2 x 12'3 (5.23m x 3.73m)**

Lower brick and upper upvc double glazed construction with poly carbonate roof, fitted blinds, central ceiling light and fan, two double radiators, upvc double glazed front door into:

### **ENTRANCE HALLWAY**

Single radiator, door to storage cupboard, access to loft space, thermostat controls.

### **LOUNGE**

**26' x 11'5 (7.92m x 3.48m)**

Sliding doors leading into the conservatory, fireplace currently housing an electric fire, living flame gas fire, radiator, wall light fittings, dimmer switch lighting, rear aspect sliding doors into rear sun room.

### **SUN ROOM**

**11' x 7'8 (3.35m x 2.34m)**

Lower brick and upper upvc double glazed construction with blue tinted poly carbonate roof and rear aspect double opening french doors to the gardens, radiator, double glazed door into:

### **KITCHEN/BREAKFAST ROOM**

**18'1 x 11'8 (5.51m x 3.56m)**

Also accessed from the entrance hall and having a range of base and wall mounted units, laminated worktops and tiled splash backs, Range-master five ring gas top oven, extractor fan, Halogen hotplate, space for free standing fridge and freezer, space for dishwasher and further appliance, one and a half bowl sink with mixer tap, tiled flooring, rear aspect window.

### **MASTER BEDROOM**

**23' x 9'7 (7.01m x 2.92m)**

Range of built in bedroom furniture, double radiator, glazed sliding doors lead to a sitting area with a side aspect window and rear aspect double opening French doors to a covered veranda.







## EN SUITE

**8'1 x 5'9 (2.46m x 1.75m)**

Modern bath with mixer tap and inset overhead shower system, wash hand basin, wc, inset spot lighting, fully tiled walls, chrome heated towel rail, extractor fan, rear aspect frosted window.

## BEDROOM 2

**13'4 x 10'2 (4.06m x 3.10m)**

Built in mirrored wardrobes, single radiator, front aspect window.

## BEDROOM 3

**10'4 x 8'8 (3.15m x 2.64m)**

Single radiator, front aspect window.

## FAMILY SHOWER ROOM

**8'3 x 5'7 (2.51m x 1.70m)**

Double shower cubicle accessed via sliding glazed screen with electric shower, wc, vanity wash hand basin with an array of cupboards, spot lighting, radiator, rear aspect frosted window.

## OUTSIDE

The property is approached from the front via a tarmac driveway with gravelled parking and turning area.

## DETACHED SINGLE BRICK BUILT GARAGE

**17'0 x 9'3 (5.18m x 2.82m)**

Via up and over door, power and lighting, side aspect windows.

Attached to the garage there is a carport.

The front gardens are laid to lawn with mature borders enclosed by trees and hedging, potting shed, pedestrian side aspect door gives access into the garage. Further patio area, planted borders, oil tank, gas bottles and shed.

To the other side of the property a pedestrian gate gives access into the rear gardens, veranda, raised patio/seating area, steps leading down to the main part of the rear garden, further seating area, garden path leads to the bottom of the garden, wooden garden shed, further storage shed, the gardens are laid to lawn with summer house and greenhouse, borders planted with mature shrubs and bushes offering complete privacy.

## SERVICES

Mains water, electricity, septic tank and oil.





## 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 Newent, head straight over the traffic lights on the B4216 towards Dymock, turn immediately right by the fire station onto the Tewkesbury Road. Take the next left signposted Redmarley and continue along this road for approximately four miles, where the property can be found on the right hand side as 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).

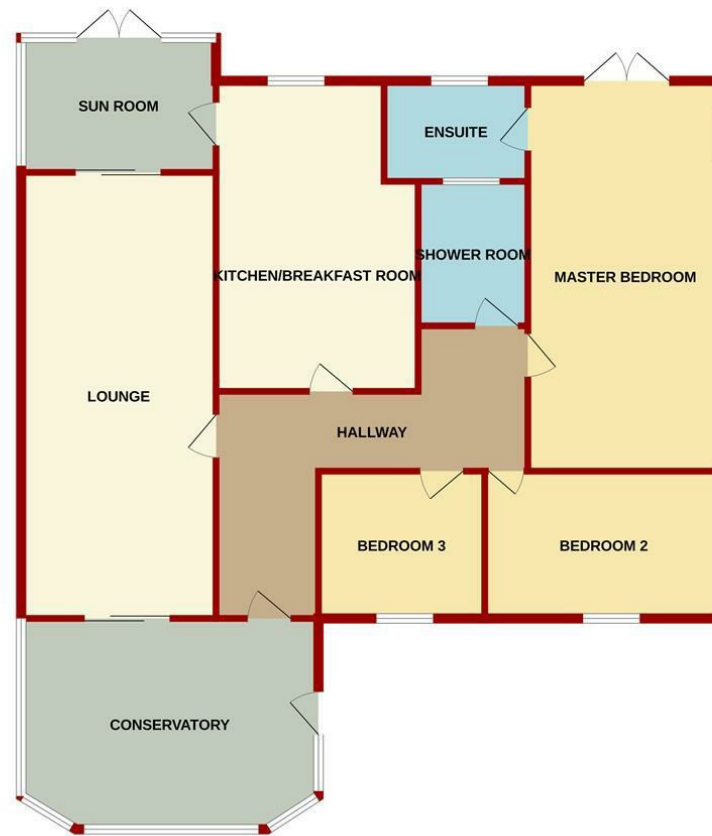








# GROUND FLOOR



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

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

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







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