Oak Tree Villa Gloucester Road

Upleadon, Newent GL18 1EH

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £525,000

A SUPERBLY LOCATED FOUR BEDROOM DETACHED PROPERTY situated in a FANTASTIC LOCATION, SURROUNDED BY OPEN FIELDS AND FARMLAND with LOVELY VIEWS, in need of SOME UPDATING, TWO / THREE RECEPTIONS, situated in a QUARTER OF AN ACRE PLOT, AMPLE PARKING, all being offered with NO ONWARD CHAIN.

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

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

Entrance porch via UPVC door with half glazed door through to:

ENTRANCE HALL
Stairs to the first floor.

LOUNGE
14'11 x 11'11 (4.55m x 3.63m)
Tiled fireplace with raised hearth, mantle over (presently blocked off), double radiator, side aspect window with a lovely outlook over the gardens, fully glazed French doors through to the front with a private outlook.

KITCHEN
11'8 x 8'10 (3.56m x 2.69m)
One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted Rayburn, walk-in pantry cupboard with shelving, double radiator, front aspect window with a lovely outlook over the grounds onto open fields and farmland beyond. Opening through to:

SITTING ROOM
11'9 x 10'10 (3.58m x 3.30m)
Fireplace with inset wood burning stove, front aspect window with a lovely outlook onto the gardens, fields and farmland beyond. Fully glazed French doors through to the front. Concertina doors through to:

DINING ROOM
10'9 x 9'10 (3.28m x 3.00m)
Double radiator, door to utility, rear aspect window with a lovely private outlook over fields and farmland beyond.

FROM THE KITCHEN, HALF GLAZED DOOR LEADS THROUGH TO:

UTILITY
9'6 x 4'5 (2.90m x 1.35m)
Fitted cupboards, rear aspect window with a lovely outlook. Half glazed door leading to the outside. Door to:

GROUND FLOOR SHOWER ROOM
6'3 x 3'11 (1.91m x 1.19m)
White suite comprising low-level WC, wash hand basin, corner shower cubicle and tray, shower, rear aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING
Airing cupboard with gas-fired central heating and domestic hot water boiler, access to roof space, single radiator, rear aspect window.

BEDROOM 1
12'3 x 12'0 (3.73m x 3.66m)
Double radiator, front and side aspect windows with a superb unspoilt outlook over surrounding fields and farmland.

BEDROOM 2
11'9 x 9'9 (3.58m x 2.97m)
Radiator, front aspect window with a superb outlook and views.

BEDROOM 3
13'8 x 9'11 (4.17m x 3.02m)
Eaves storage cupboard, double radiator, two rear aspect windows with a superb unspoilt outlook over farmland.

BEDROOM 4
9'11 x 8'9 (3.02m x 2.67m)
Exposed timber flooring, single radiator, front aspect window with a lovely outlook over the gardens and ground.

BATHROOM
White suite comprising modern panelled bath, pedestal wash hand basin, low-level WC, heated towel rail, side aspect frosted window.

OUTSIDE
Entrance via double timber gates lead through to a tarmac driveway and turning area, suitable for the parking of several vehicles. The gardens surround the property with large expanses of lawn, flower beds and borders, mature shrubs, bushes and trees etc, greenhouse, two wooden garden sheds, fruiting trees, open covered area to the rear, outside tap, outside lighting. The plot amounts to over quarter of an acre.

SERVICES
Mains water, drainage and electricity, LPG 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
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: F
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 Gloucester, proceed towards Newent until you reach Highleadon, turning right when you get to Upleadon. Proceed along for approximately two miles and the property will be found on your right hand side as indicated 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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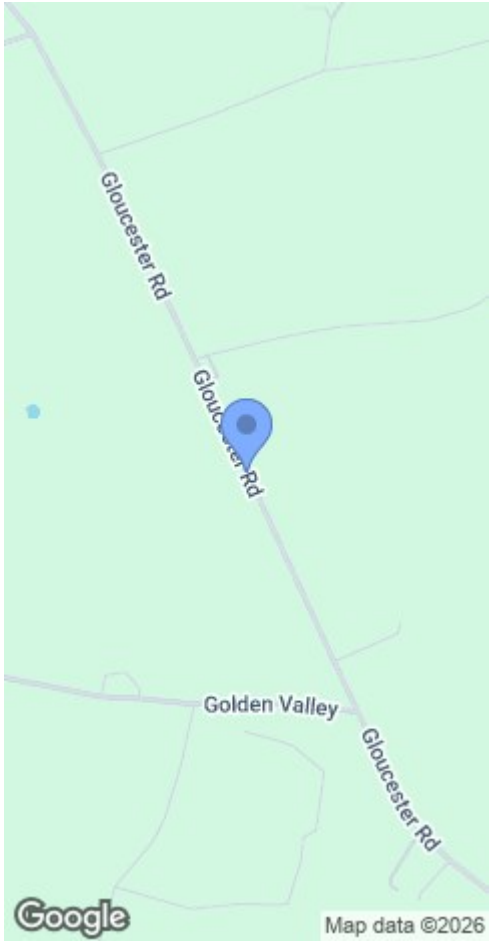

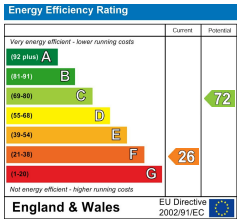

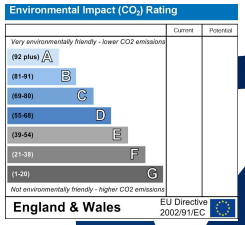

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.