

Chapelmere

Rodley, Westbury-On-Severn GL14 1QZ

STEVE GOOCH

ESTATE AGENTS | EST 1985

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Guide Price £525,000

A SPACIOUS FOUR BEDROOM DETACHED GRADE II LISTED PROPERTY dating back to the LATE 16TH/ EARLY 17TH CENTURY with an ABUNDANCE OF CHARACTER FEATURES, STUNNING MANICURED HALF ACRE PLOT, STONE BAKEHOUSE, DOUBLE CAR PORT with HOME OFFICE ABOVE, set in PEACEFUL SEMI-RURAL LOCATION, all being offered with NO ONWARD CHAIN.

Rodley is a well respected farming and residential community just off the main A48 road near to the Severnside villages of Westbury-on-Severn and Newnham-on-Severn. The city of Gloucester is just 10 miles away where comprehensive amenities can be enjoyed. Local facilities include schools, post office, village shop and public houses. A choice of private education is available within easy commuting distance to include Newnham-on-Severn, Monmouth, Gloucester, Cheltenham and Malvern. Easy access is gained to both the M50 and M5 motorways, linking up the Midlands and the North, Wales, London and the South.

The area is well known for its ideal opportunities of leisure pursuits to include a choice of Golf Clubs, various forms of Shooting and Fishing, the Ledbury Hunt, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

Grade II Listing :
https://britishlistedbuildings.co.uk/101299159-chapelmere-westbury-on-severn



Enter the property via wooden front door with front aspect window into:

ENTRANCE HALL
17'6 x 12'6 (5.33m x 3.81m)
Tiled flooring, under stairs storage area, exposed beams and stone walling, stairs leading off, alarm control pad, two single radiators.

CLOAKROOM / UTILITY ROOM
11'3 x 6'8 narrowing to 3'8 (3.43m x 2.03m narrowing to 1.12m)
WC, wash hand basin, alcove with plumbing for washing machine, tiled floor, single radiator, shelving, side aspect window.

STEP UP TO:

DINING ROOM
16'0 x 12'0 (4.88m x 3.66m)
Open stone fireplace with inset cast iron grate and wood carving above, stone hearth, exposed ceiling beam, window seat, two double radiators, wall light fittings, side and rear aspect windows. The rear aspect window offers beautiful views over the gardens and surrounding countryside. Door to:

REAR HALL
The door is believed to be the original, wooden bi-fold. Thumb latch door to:

LOUNGE
18'7 x 19'9 (5.66m x 6.02m)
Alternatively accessed from the entrance hall and kitchen. Large open fireplace housing a cast iron wood burner with flagstone hearth and wooden mantle over, exposed ceiling and wall beams, wall lights, carved wooden panelled walls, engineered wooden flooring, two radiators, side and rear aspect windows offering lovely views over the gardens and surrounding countryside. Thumb latch door to:

KITCHEN / BREAKFAST ROOM
16'8 x 13'0 (5.08m x 3.96m)
Wooden kitchen with stone worktop, one and a half bowl single drainer sink unit with mixer tap, integrated AEG electric oven with four ring induction hob and extractor fan over, integrated dishwasher, integrated fridge / freezer, thumb latch door to a larder, tiled floor, double radiator, front aspect window. Glazed wooden door to:

SIDE PORCH
8'11 x 3'6 (2.72m x 1.07m)
Hanging rail, shelving space, Grant oil-fired boiler, side aspect window, side door to the parking and gardens.













FAMILY BATHROOM
11'4 x 7'2 (3.45m x 2.18m)
Sink unit, WC, panelled bath with mixer tap and shower head attachment, door to airing cupboard, spot lighting, front aspect window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE WITH A FRONT ASPECT WINDOW, LEADS TO THE FIRST FLOOR.

LANDING
Further staircase leading off.

MASTER BEDROOM
16'2 x 13'10 (4.93m x 4.22m)
Exposed ceiling and wall beams, double radiator, rear aspect window with beautiful views over the gardens and surrounding countryside. Door to 'Jack and Jill' walk-in wardrobe.

EN-SUITE
13'8 x 8'9 (4.17m x 2.67m)
Panelled bath with mixer tap and shower detachment, WC, wash hand basin, exposed wall beams, double radiator, tiled splashbacks, front aspect window.

BEDROOM 2
16'11 x 12'5 (5.16m x 3.78m)
Additional 'Jack and Jill' wardrobe from the master bedroom, double radiator, exposed beams, built-in office cupboards and desk furniture, rear aspect window offering views over the gardens and countryside.

BEDROOM 3
15'7 x 11'9 (4.75m x 3.58m)
Exposed beams, radiator, front aspect window, pluming from a previous sink.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO:

SECOND FLOOR - LANDING
Exposed beams, rear aspect Velux roof light.

BEDROOM 4
15'5 x 9'7 into the roof a-frame (4.70m x 2.92m into the roof a-frame)
Rear aspect Velux window, side aspect window.

LOFT ROOM ONE
14'8 x 13'0 (4.47m x 3.96m)

LOFT ROOM TWO
12'6 x 14'8 (3.81m x 4.47m)

LOFT ROOM THREE
20'3 x 10' approx (6.17m x 3.05m approx)
Front aspect Velux. This room is on two different levels and the first part of the room would not be usable as the brick chimney breast steps out reducing the width.

OUTSIDE
A five bar gated approach leads to a gravelled driveway and turning area, suitable for the parking of several vehicles, leads to:

OAK FRAMED DOUBLE CARPORT
17'6 x 16'5 (5.33m x 5.00m)
An external wooden staircase gives access to:

HOME OFFICE ROOM
17'0 x 11'6 (5.18m x 3.51m)
Power and lighting, two rear aspect double glazed dormer windows.

STONE BAKEHOUSE
13'2 x 11'2 internally (4.01m x 3.40m internally)
Original bread oven and furnace, vaulted ceiling, power and lighting, running water, rear aspect windows.

OUTSIDE
The property sits within a half an acre plot. The stunning mature gardens comprise of a flagstone patio area, clipped box hedging surround with planted beds leading to sweeping lawn areas with expertly crafted mature beds planted with a colourful array of flowers, trees, shrubs and bushes. There is an ornamental pond, wooden pergola, stone well with cast iron pump, composting area, cobbled seating area, greenhouse, raised wooden planters, all enclosed by mature hedging and backing onto open fields and countryside with several beautiful vistas strategically positioned. To the other side of the property, there is the oil tank and a storage area.

AGENT'S NOTE
Solar panel on the roof which heats the hot water.

SERVICES
Mains water and electricity, septic tank, oil-fired 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 along the A48 passing through Minsterworth towards Westbury-on-Severn. On reaching Walmore Hill turn left just before the school into Goose Lane. Proceed along here for approximately two miles, where the property can be found on your right hand side as marked by our 'For Sale' board.

what3words ///nerve.legend.pairings

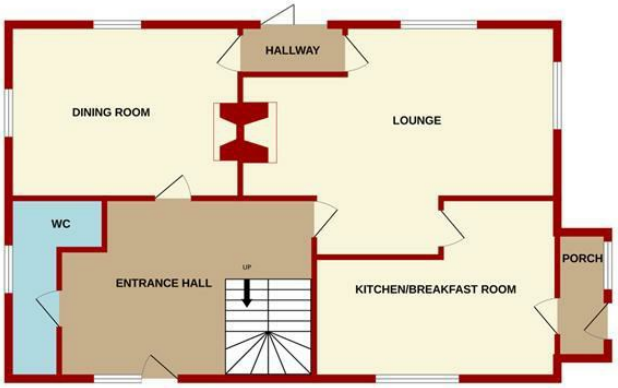
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



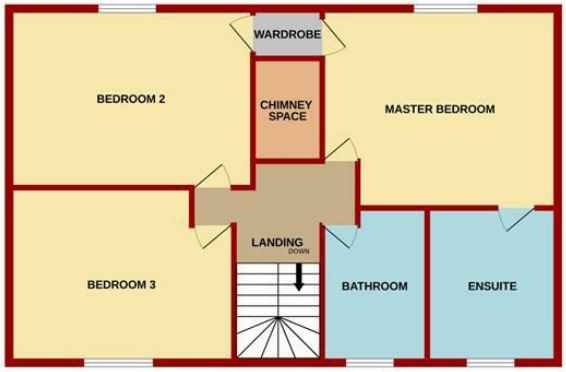




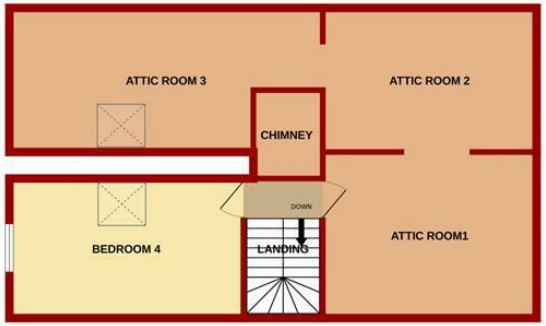
GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.

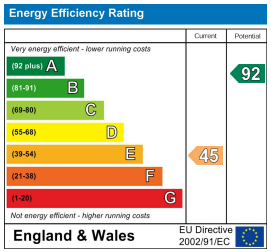


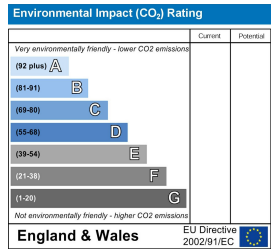
2ND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2619 sq.ft. (243.3 sq.m.) approx.

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.

