

Woodbar Cottage

Cliffords Mesne, Newent GL18 1JL

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ESTATE AGENTS | EST 1985

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Guide Price £595,000

Set in a GLORIOUS SEMI-RURAL LOCATION enjoying UNSPOILT VIEWS towards the MALVERN HILLS and the COTSWOLD ESCARPMENT, WOODBAR COTTAGE is a SPACIOUS THREE BEDROOM DETACHED COTTAGE set in GARDENS and ORCHARD in EXCESS OF HALF AN ACRE, all being offered with NO ONWARD CHAIN.

Cliffords Mesne has a village hall and 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.



Enter the property via UPVC double glazed front door into:

ENTRANCE HALL
17'6 x 13'8 (5.33m x 4.17m)
Exposed beams, stairs leading off, Worcester oil-fired boiler, single radiator, front and rear aspect window.

SHOWER ROOM
Double shower cubicle with laminate splashback, inset detachable shower system, built-in WC and wash hand basin, chrome heated towel rail, tiled splashbacks, extractor fan, rear aspect frosted window.

LOUNGE
12'6 x 12'0 (3.81m x 3.66m)
Feature exposed stone fireplace housing inset cast iron log burner with slate hearth, double radiator, wall light fittings, front aspect bay window with window seat. Opening through to:

DINING ROOM
14'0 x 12'3 (4.27m x 3.73m)
Double radiator, exposed stone wall with fireplace housing sold fuel Rayburn, Open Reach point, front aspect bay window. Step leads up to:

KITCHEN
Modern kitchen comprising of a range of base and wall mounted units with laminated worktops and splashbacks, one and a half bowl sink unit with mixer tap, integrated double oven with four ring gas hob, extractor fan over, two rear aspect windows. Glazed side door leads into:

UTILITY / SUN ROOM
20'4 x 8'0 (6.20m x 2.44m)
Worktop area with under counter appliances, tumble dryer, dishwasher and washing machine, tiled floor, radiator, exposed stonework, consumer unit, side aspect windows offering views towards May Hill, front and back door.

INNER HALLWAY
Door to:

PANTRY
11'6 x 4'8 (3.51m x 1.42m)
Shelving and storage space, rear aspect window.













CONSERVATORY
13'3 x 12'8 (4.04m x 3.86m)
Lower brick, upper UPVC double glazed construction with opaque polycarbonate roof, power and lighting, side aspect French doors to the patio areas. The conservatory enjoys beautiful unspoilt views towards The Malverns, Bredon Hill and The Cotswold Escarpment.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Access to roof space, single radiator, shelving and storage.

BEDROOM 1
14'0 x 10'5 (4.27m x 3.18m)
Additional full width built-in wardrobes and chest of drawers, double radiator, one front aspect window and two side aspect windows offering unspoilt views towards The Malverns, Bredon's Hill and The Cotswold Escarpment.

DOOR FROM THE MAIN LANDING LEADS TO:

SECOND LANDING
11'8 x 8'3 (3.56m x 2.51m)
This could be utilised as a study area or occasional guest bedroom. Single radiator, rear aspect window. Door to:

INNER HALLWAY
Doors to:

BEDROOM 2
12'7 x 12'2 (3.84m x 3.71m)
Ornate cast iron fireplace, built-in wardrobes, single radiator, front aspect window.

BEDROOM 3
12'7 x 12'2 (3.84m x 3.71m)
Single radiator, built-in wardrobe, front aspect window.

BATHROOM
Suite comprising panelled bath with mixer tap and shower detachment, built-in WC, vanity wash hand basin with mixer tap, cupboards below, further built-in cupboard space, single radiator, louvre doors to airing cupboard with slatted shelving and storage space, rear aspect frosted window.

OUTSIDE
The cottage is approached by a no-through lane with five bar gated access to the driveway and parking area, leading to:

DETACHED DOUBLE GARAGE
18'4 x 16'6 (5.59m x 5.03m)
Power and lighting. To the side of the garage you will find a coal store / small workshop.

To the left of the garage, there is a vegetable garden and to the rear, a patio area, further vegetable beds, greenhouse, wooden built garden shed, patio with doors leading back to the conservatory, enjoying the unspoilt views towards The Malverns, outside power points. The formal gardens comprise of lawned areas, to front and side, mature planted borders with steps down to lower lawns with an array of shrubs, bushes and fruit trees, garden path leading to a lower pedestrian gate, all enclosed by fencing and hedging. The cottage owns an additional orchard to the front of the property, over the track, which is accessed by a five bar wrought iron gate with a lovely array of fruit trees, surrounded by lawned areas, further shed, enclosed by hedging and post and rail fencing. From the track, steps also lead up to a front patio area, which leads to the front door and the feature wishing well, outside tap and lighting. The total plot measures in excess of half an acre.

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 Newent, proceed along Watery Lane towards Cliffords Mesne passing the Birds of Prey Centre on the left hand side. After a short distance, take the track on your right hand side where the property can be located immediately on the right as marked by our 'For Sale' board.

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PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

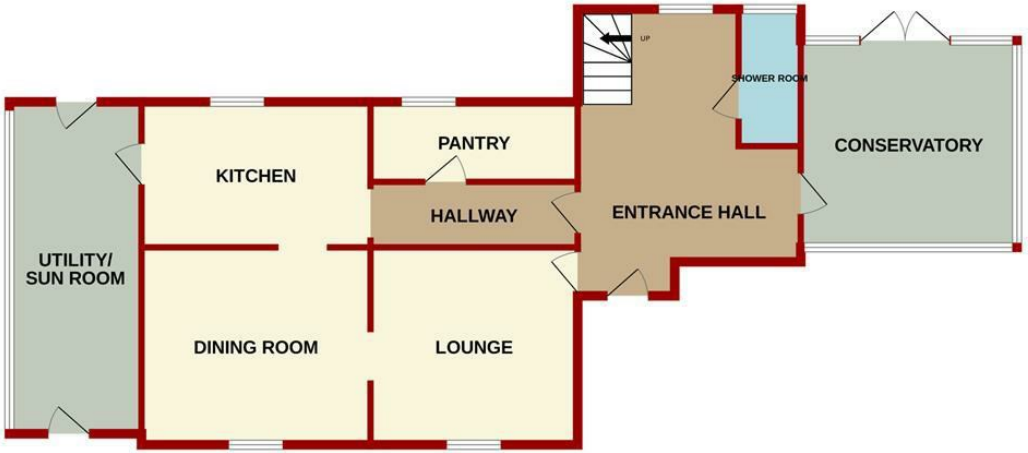
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GROUND FLOOR
1119 sq.ft. (103.9 sq.m.) approx.

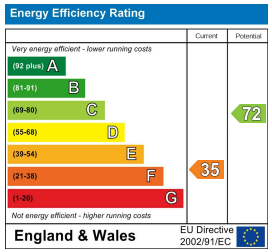


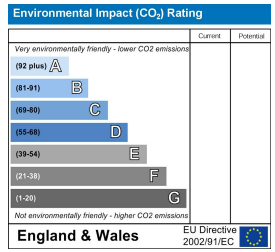
1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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.

