



**Meadow Bank Gloucester Street, Newent GL18 1AF**

**£275,000**



## Meadow Bank Gloucester Street, Newent GL18 1AF

- Unique two bedroom detached bungalow with solar panels
- Private gardens and woodland surrounding the property
- Located in the market town of Newent
- Generous plot
- Has been run as successful Air b and b let
- No onward chain
- Forest of Dean District Council, Tax band D - £2532.87 (2026/27)
- EPC E40

**£275,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Porch/Utility Area

Access via kitchen or rear door the porch/utility area provides space and plumbing for washing machine.

### Kitchen/Dining Room

Kitchen/dining room walls are partially tiled with a mosaic-style pattern along with a cream tiled flooring throughout. The well appointed kitchen provides ample storage in a range of floor and eye level units along with a fitted ceramic sink and space for an oven. Two windows to front aspect overlooking the gardens.

### Living Room

Generously sized living room boasting fireplace with wood burning stove and tiled surround, wooden flooring throughout and French doors leading out to the tranquil gardens.

### Inner Hallway

Inner hallway to provide access and could be utilised as study area.

### Bedroom One

Double bedroom with open fireplace and windows to front and side aspect.

### Bedroom Two

Double bedroom with open fireplace and windows to front and side aspect.

### Bathroom

Tiled flooring throughout along with a white suite comprising bath with overhead shower, WC and hand wash basin. Frosted window to side aspect.

### Outside

The property includes pathway leading from Gloucester Street to the front entrance and expansive gardens surrounding with mature trees bordering the property along with a small patio area suitable for alfresco dining and a separate pedestrian access. There is an expanse of woodland which encourages nature and wildlife to flourish. The whole plot measures 0.38 of an acre.

### Location

The market town of Newent sits 8 miles northwest of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

### Material Information

Tenure: Freehold

Council tax band: D

Local authority and rates : Forest of Dean District Council - £2532.87 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric - New heaters fitted in 2021

Solar panels fitted in 2023 and are fully owned

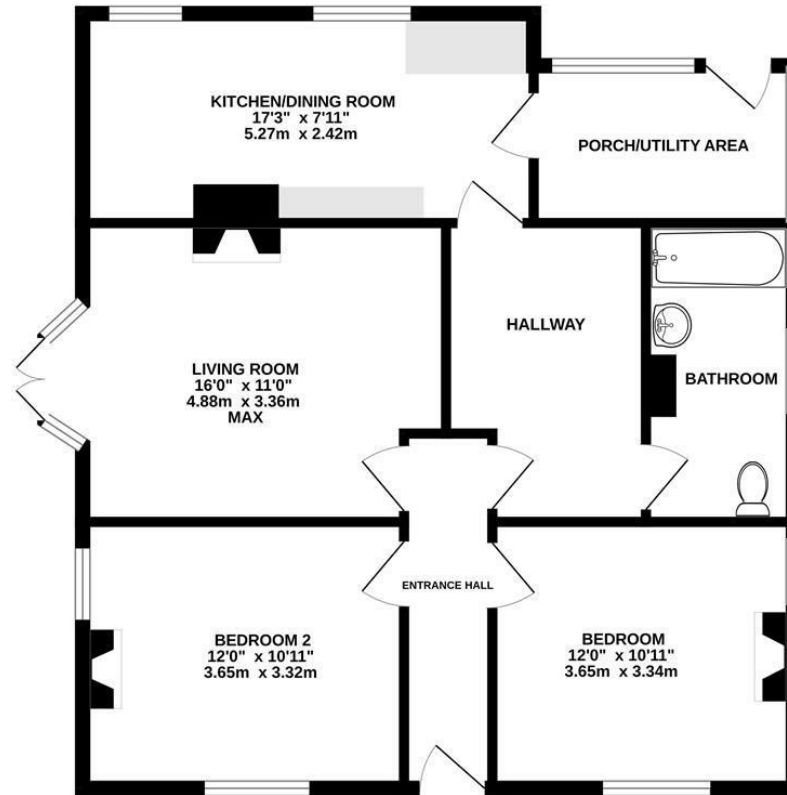
Furniture can be included in the sale

Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropack C2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

