

Rosewood Villa Bradfords Lane, Newent GL18 1QR

Guide Price £849,950

naylor powell

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• Substantial, eight bedroom family home spanning over 3,500sq.ft • Flexible living accommodation with two purpose built annexes • Ideal for large families and multi-generational living • Grounds of just under one acre, ideal for entertaining, growing veg and keeping chickens • Glorious views over farmland and the bordering Newent Arboretum • Various outbuildings including a double garage/workshop • EPC D66/C69/D68 • Forest of Dean District Council Tax Band F - £3488.58 (2025/26) Freehold

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Conservatory
A spacious, fully glazed conservatory welcomes you into the home with practical vinyl flooring and space to sit and enjoy views of the garden.

Entrance Hall
A solid wood and glazed door opens into the entrance hall with Karndean flooring, Forest of Dean timber balustrade to the first floor and thumb latch doors to the ground floor accommodation.

Sitting Room
To the right of the front door is a sitting with picture rail and bay window overlooking the front aspect. A decorative cast iron fireplace with wooden surround creates a lovely focal point to the room.

Living Room
An additional reception is found on the opposite side of the hall with a picture rail spans the room, and a large bay window overlooks the front aspect. A multi-fuel wood burner with decorative surround is a cozy edition for the colder months.

Family Room
Leading from the entrance hall and down a step you will find a multi-functional family room with timber beams to the ceiling, displaying the history of the home. There is practical Karndean flooring, an electric fireplace with modern surround and double storage cupboard. A door gives access to a staircase leading down to the cellar.

Pantry Cupboard
Accessed off the inner hall is a very useful pantry cupboard with built-in shelving.

Kitchen Breakfast Room
Leading from the inner hall you will find the kitchen breakfast room with window overlooking the rear aspect and a roof lantern allowing sunlight to flood into the space. There is a range of base and wall mounted solid wood units with laminate worktops providing ample storage space and preparation areas. Integrated appliances include a one and a half bowl stainless steel sink unit with mixer tap, filtered water tap and draining board. There is an eye-level double oven with integrated microwave and dishwasher along with space for a freestanding fridge/freezer. The current owners have also installed a water softener which serves the whole property.

Utility Room and WC
Off the kitchen is the utility room with plumbing for a washing machine and tumble dryer and control station for the solar panels. The combination boiler for the main house is located within the room and was installed in 2024. There is access to the modern cloakroom with WC and wash hand basin. A door leads to the outside of the home.

Dining Room
A step from the kitchen leads up to the dining room with herringbone vinyl flooring and a window overlooking the side of the home. A part glazed door leads through to the annexe.

First Floor Landing
Doors lead off to the three bedrooms, bathroom, shower room and a loft hatch gives access to the part boarded loft space.





Bedroom
Steps lead up to the double room with two windows overlooking the front aspect, cast iron fireplace with decorative surround and the original gun cupboard providing storage space.

Bedroom
Steps lead up to the double bedroom with window overlooking the front aspect.

Bedroom
Steps lead up to the double bedroom with window overlooking the rear aspect.

Bathroom
The modern suite was installed in 2024 and comprises a bath with mixer taps, double shower cubicle with electric shower, WC and vanity wash hand basin. The walls are part-tiled, and the floor is a timber effect grey vinyl. Obscure window overlooks the side aspect.

Shower Room
An additional shower room with window to the rear aspect, WC, wash hand basin and redundant shower cubicle completes the first-floor accommodation.

Cellar
Useful room for storage with lighting.

Annexe One
A private entrance to the side of the home from the driveway provides access to the first annexe. A double-glazed door and porch lead you through to a large reception hall with stairs up to the first floor and doors to the living room and bedroom. The living room has a large bay window with glorious views over the gardens and an electric fireplace with decorative surround.
Adjacent to the living room is a bedroom with French doors leading out to the front of the home and access to the en-suite shower room with tiled shower enclosure, WC, pedestal wash hand basin and frosted window.
On the first floor is a large double bedroom with Velux windows in the pitched roof. There are built-in storage cupboards within the eaves and a cupboard housing the combination boiler with was fitted in 2022.
To complete the accommodation is a bathroom with Velux window and pale green suite comprising a standard bath, WC and pedestal wash hand basin.

Annexe Two
Annex two has a private entrance at the rear of the property and can also be accessed via the family room in the main house. A double-glazed door leads into the lobby with space for storage and onto a study area with window overlooking the front aspect. An archway with exposed stone takes you through to the kitchenette with base level cupboards, stainless steel sink with mixer taps and laminate worktop.
An inner hall takes you through to the flexible ground floor accommodation with a large double bedroom with bay window overlooking the front aspect and window to side aspect and a further bedroom/office with dual aspect windows and stairs to the first floor. There is a good-sized bathroom with modern white suite comprising a double shower enclosure, vanity wash hand basin with electric mirror, WC, heated towel rail and frosted window to the rear aspect.
To the first floor is a double bedroom with Velux window and storage cupboards along with a modern en-suite shower room comprising a double shower enclosure, WC and vanity wash hand basin with electric mirror above. Within the en-suite is a cupboard housing the combination boiler.

Gardens
The grounds of the home are a delight with a surprise around every corner. The total area is just under one acre with two sides bordering the Arboretum which was created in the year 2000 as part of the national Millennium celebrations.
The garden has been cleverly landscaped with different zones for entertaining, relaxing and food production. The entertaining area features a stunning composite gazebo and pergola which is ideal for alfresco dining in all weathers. Conveniently situated next to the purpose-built garden bar!
For those looking for a quiet space, you will find the summer house with ample space for seating with French doors and windows to admire the views.
Large expanses of lawn and mature trees are perfect for hours of play time.
For those looking to swim at home then the redundant tanked and tiled pool could be the perfect project. A dedicated pump house sits next to the pool and the trees in the Arboretum create the perfect backdrop for lazy summer days.
Steel five-bar gates lead into the tarmac and gravel







driveway providing parking for multiple vehicles. There are various outbuildings in the garden to include a double garage/workshop with timber double doors and power and light plus an additional garage. A slice of the 'good life' can be found in the productive allotment with greenhouse and chicken coop.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

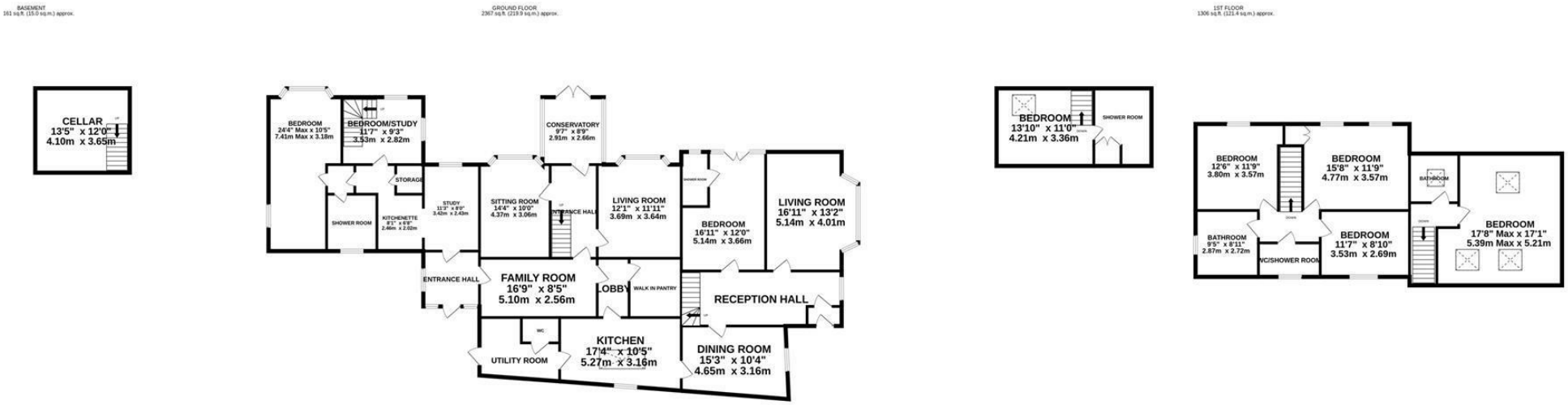
Material Information

Tenure: Freehold
Council tax band: Main House - F
Local Authority and rates: Forest of Dean District Council Tax £3,658.59 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic Tank
Heating: Mains Gas
Broadband speed: Basic 15MB, Superfast 50MB
Mobile phone coverage: EE, 02, Three, Vodafone
Solar Panels owned by the property were fitted after the EPC report









TOTAL FLOOR AREA : 3834 sq.ft. (356.2 sq.m.) approx.

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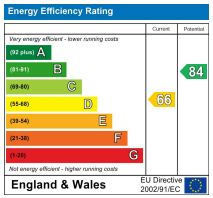
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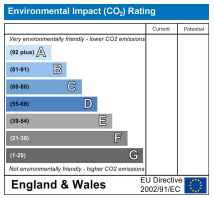
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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





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