



Vine Tree Farmhouse
Rodley, Westbury-On-Severn GL14 1QZ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Vine Tree Farmhouse

Guide Price £895,000

Rodley, Westbury-On-Severn GL14 1QZ

A BEAUTIFULLY PRESENTED and SPACIOUS FIVE BEDROOM DETACHED PERIOD FARMHOUSE having MASTER EN-SUITE, FIVE RECEPTIONS, DETACHED STONE BARN with ADJOINING FORMER COW SHED, SEPARATE QUADRUPLE WOODEN GARAGES / STABLE BLOCK, situated in GARDENS and GROUNDS APPROACHING ONE AND A QUARTER ACRES, BACKING ONTO OPEN COUNTRYSIDE in an UNSPOILT 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.



Enter the property via a wooden front door into:

ENTRANCE HALL

Tiled flooring, staircase leading to first floor, door into snug, doorway leading to:

INNER HALLWAY

12'1" x 9'10" (3.70 x 3.00)

Double radiator, tiled floor, cloaks cupboard, exposed beam, front aspect window.

CLOAKROOM

WC, wash hand basin, tiled floor, extractor fan.

LOUNGE

23'10" x 14'6" (7.28 x 4.44)

Exposed brick and stone fireplace with flagstone hearth, inset cast iron multi fuel burner, wood laminate flooring, exposed beams and brickwork, double radiator, TV point, front and rear aspect windows, rear aspect French doors leading to patio and gardens. Opening through to:

DINING ROOM

15'2" x 11'5" (4.63 x 3.48)

Wood laminate flooring, two double radiators, front and side aspect windows.

STUDY

11'6" x 7'11" (3.51 x 2.42)

Wood laminate flooring, double radiator, rear aspect window.

KITCHEN / BREAKFAST ROOM

23'1" x 9'3" (7.04 x 2.83)

Bespoke fitted kitchen, Belfast sink with mixer tap, tiled splashbacks, tiled flooring, plumbing for dishwasher, range oven with five ring gas hob, breakfast bar, double radiator, larder cupboard. side and rear aspect windows. Door through to:

UTILITY ROOM

9'3" x 8'5" (2.84 x 2.58)

Base units with worktops, sink, double radiator, tiled floor, boiler, plumbing for washing machine, space for tumble dryer, extractor fan, rear aspect window. Door leading into:





CONSERVATORY

10'1" x 8'2" (3.08 x 2.49)

Wooden construction, fitted blinds, power and lighting, double glazed windows, rear aspect French doors leading to the garden.

SNUG / BREAKFAST ROOM

12'9" x 11'11" (3.91 x 3.65)

Brick fireplace with flagstone hearth, tiled flooring, built-in cupboards, double radiator, front aspect window with window seat.

FROM THE ENTRANCE HALL, WOODEN STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Storage cupboard / wardrobe, single radiator, eaves storage.

MASTER BEDROOM

19'6" x 17'4" (5.95 x 5.30)

Wall light fittings, eaves storage, double radiator, side aspect window, two rear aspect roof lights. Door leading into:

EN-SUITE

Wood panelled bath, tiled surround, shower cubicle, Mira shower, WC, bidet, wash hand basin, double radiator, extractor fan, front aspect roof light.

BEDROOM 2

12'6" x 11'0" (3.82 x 3.37)

Built-in cupboards, exposed beam, double radiator, front aspect window.

BEDROOM 3

13'6" x 9'3" (4.13 x 2.83)

Single radiator, rear aspect roof light, side aspect window.

BEDROOM 4

14'0" x 9'3" (4.27 x 2.84)

TV point, single radiator, rear aspect roof light, side aspect window.

BEDROOM 5

10'4" x 9'1" (3.15 x 2.77)

Double radiator, exposed beam, front aspect window.

OFFICE

6'11" x 4'10" (2.11 x 1.48)

Single radiator, access to roof space, front aspect window.

BATHROOM

Wood panelled bath with tiled surround, WC, wash hand basin, shower cubicle, Mira shower, double radiator, access to roofspace, front aspect roof light.

OUTSIDE

Driveway approaches parking area, concrete hardstanding for parking and turning leading to garages. There is a large potting shed, lighting, tap and large rear access room leads to Stone Barn.

The 1.3 acre plot is dominated by 2 separate paddocks with various semi-mature trees including a Silver Birch copse and a small orchard area, all enclosed by traditional mixed English hedgerow boundaries. There are formal lawns and mature planted borders and a separate 5 bar gated access into the right hand paddock.

STONE BARN

31'5 x 15'1 (9.58m x 4.60m)

Detached stone barn with separate front access via barn doors, full vaulted ceiling, power, lighting, water. The barn offers potential for conversion subject to necessary consents. Two rooms off the back of the barn, one leading to the courtyard and also ADJOINING COW SHED BUILDING MEASURING 30'9 X 16'8 with 2 pedestrian door accesses.

DOUBLE GARAGE / STABLES

17'6 x 17'3 / 17'7 x 17'2 (5.33m x 5.26m / 5.36m x 5.23m)

Two double garages designed to offer the option to convert to 4 stables, with power and lighting and equine concrete flooring.

SERVICES

Mains water and electricity, oil-fired heating, septic tank.

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 - TBC.

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean, High St, Coleford 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 and half miles and the property can be found on your left hand side 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

These details are yet to be approved by the vendor. Please contact the office for verified details.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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