The Gables Ross Road, Newent GL18 1BG

Guide Price £599,950

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• Impressive and handsome family home • Generous and versatile accommodation • Character features throughout • Large plot measuring 0.28 acre • Ample off road parking • Fantastic gardens and entertaining space • EPC D62 • Forest of Dean District Council tax band F - £3658.59 (2026/27) Freehold

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Porch
Accessed via steps and double doors with useful coat hanging space and shoe storage.

Entrance Hall
Via main front door with windows either side, attractive tiled flooring, stairs leading up to first floor, door leading down to cellar, and doors leading off to ground floor acommodation.

Living Room
Light and bright room with large bay window to the front aspect, character features including fireplace with inset wood burning stove, wooden flooring, picture rail and coving.

Sitting Room
Large bay window to front aspect, open fireplace with tiled surround, wooden flooring, picture rail and coving.

Family Room
Also off the hall is a versatile family space with warming Rayburn with exposed brick chimney breast, Italian tiled flooring and archway opening into kitchen plus door off to lobby.

Inner Lobby
Currently used as a space for the dogs with door out to garden and door into shower room.

Shower Room
Handy and practical ground floor facility with white suite comprising shower enclosure with direct feed shower, WC and wash basin. There is tiled flooring and frosted window to rear aspect.

Kitchen/Diner
A superb addition to the property. A well appointed kitchen with a range of base and wall mounted units, cupboards and drawers, one and a half bowl sink unit,

modern work surfaces, built in appliances to include double oven, electric hob and dishwasher. There is an abundance of natural light from two sets of bi folding doors, rear aspect window and the spectacular lantern roof light. The Italian floor tiles continue from family room and there is exposed brickwork and opening to utility.

Utility Area and Walk in Pantry
Practical space with plumbing for washing machine and space for appliances. Walk in pantry with shelving and ample storage.

Cellar
From the hall there is a door with stairs leading down to cellar which is used for storage. There is an external access up onto the driveway.

Bedroom One
Window to rear aspect enjoying outlook over the garden.

Bedroom Two
Feature original fireplace and window to rear aspect.

Bedroom Three
Original fireplace and window to rear aspect.

Bedroom Four
Original fireplace and window to front aspect.

Family Bathroom
Recently improved with a traditional suite comprising roll top bath with decorative feet, high level WC and vanity wash basin. There is a frosted window to front aspect.

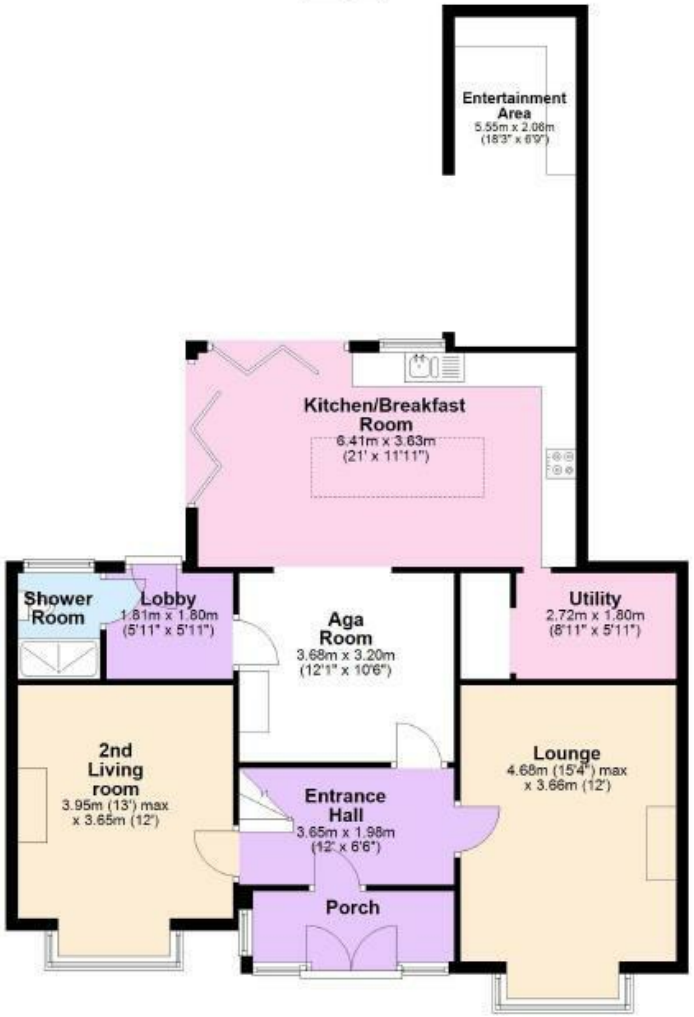
Outside
To the front of the property is a gravelled driveway with parking for several vehicles, a mature hedgerow and steps up to the front porch. Gated side access leads to a storage area and then in turn to the rear garden. The garden is a delight and boasts several different areas to enjoy. There is a large Indian sand stone patio area off the kitchen with brilliant entertaining space and outdoor kitchen and bar, an expanse of lawn, a large variety of fruit trees, roses and various mature and established beds and borders with shrubs, bushes and flowers. At the far end is vegetable growing area with garden sheds.

Location
The market town of Newent sits 8 miles north west 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: F
Local authority and rates: Forest of Dean District Council £3658.59 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 17 Mbps, Superfast 80 Mbps . There is fibre connected to the property.
Mobile phone coverage: EE, Vodafone, O2, Three

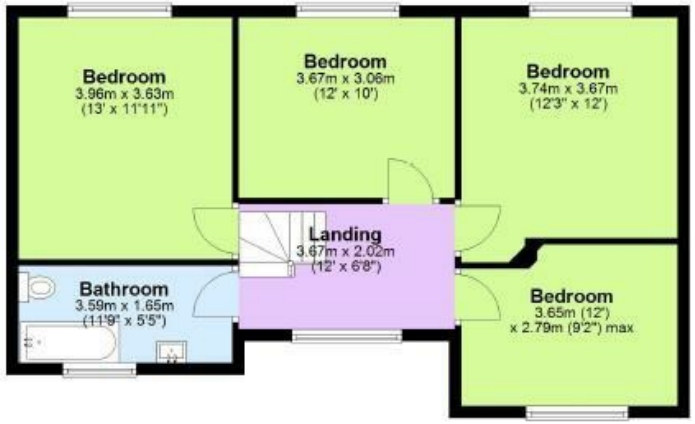
Ground Floor

Approx. 103.5 sq. metres (1114.4 sq. feet)
(excluding Lobby)



First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



Total area: approx. 168.3 sq. metres (1811.1 sq. feet)

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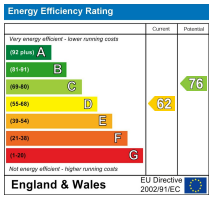
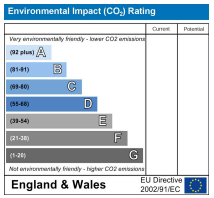
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.





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