



Sunningdale
Grange Court, Westbury-On-Severn GL14 1PL

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

Guide Price £350,000

A SPACIOUS TWO / THREE BEDROOM DETACHED BUNGALOW IN NEED OF COMPLETE MODERNISATION and REFURBISHMENT, set in the middle of a GENEROUS PLOT measuring APPROXIMATELY THREE QUARTERS OF AN ACRE, OFFERING FURTHER SCOPE FOR DEVELOPMENT, GARAGE and OFF ROAD PARKING, situated in a LOVELY COUNTRYSIDE LOCATION, all being offered with NO ONWARD CHAIN.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, childrens recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.





COVERED CANOPY ENTRANCE

The property is accessed via an aluminium door with double glazed side panels into:

ENTRANCE HALL

Radiator.

LOUNGE

18'10 x 11'9 (5.74m x 3.58m)

Open fire with stone surround, two radiators, television point, coving, room thermostat, large 'floor to ceiling' aluminium double glazed window, large front aspect aluminium double glazed window overlooking the front garden with views over the surrounding countryside. Wooden door into:

BEDROOM 3 / SITTING ROOM

11'9 x 11'9 (3.58m x 3.58m)

Radiator, sliding double glazed aluminium sliding doors to the front.

FROM THE ENTRANCE HALL, DOOR GIVES ACCESS TO:

BEDROOM 1

12'7" x 12'2" (into bay window) (3.86m x 3.73m (into bay window))

Two radiators, two built-in double wardrobes, front aspect aluminium double glazed window overlooking the front garden.

BEDROOM 2

12'8 x 12'1 (3.86m x 3.68m)

Radiator, rear aspect aluminium double glazed window overlooking the rear garden.

BATHROOM

Suite comprising bath with shower over, pedestal wash hand basin, low-level WC, radiator, rear aspect frosted aluminium double glazed window.

DINING ROOM

19'9 x 12'4 (6.02m x 3.76m)

Fireplace currently housing wood burner, but could be an open fire, radiator, cupboards providing storage (one housing the Worcester oil-fired boiler), rear aspect double glazed aluminium window, sliding aluminium double glazed doors to the side aspect. Part glazed wooden door into:

KITCHEN

14'7 x 12'4 (4.45m x 3.76m)

Range of base, wall and drawer mounted units, built-in fridge and freezer, plumbing for washing machine, double sink single drainer sink unit with mixer tap over, built-in double cooker and four ring ceramic hob, two side aspect UPVC double glazed windows, side aspect UPVC double glazed door to the rear garden.

OUTSIDE

A tarmac driveway provides off road parking for several vehicles which leads to the garage. A pathway leads to the front door. The bungalow sits within the centre of its plot and is surrounded by very mature gardens with a countryside outlook to the front and rear. At the bottom of the garden there is an old garage (15'7 X 9'3), useful for storing garden tools or a workshop. There is a large greenhouse (33' x 14' feet approx) in the back garden and in addition, there are two small lean-to greenhouses, one against the garage and one against the bungalow.

GARAGE

19'6 x 11'3 (5.94m x 3.43m)

Accessed via up and over door, power and lighting.

AGENT'S NOTE

There are possibly some structural issues which the vendor is looking into. Please speak to the office for further information.

SERVICES

Mains water, electricity and drainage. Oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendor has advised that fibre broadband is available at the property with BT with the following speeds:

Download speed - 66-73 Mbps

Upload speed - 16 - 18 Mbps

Minimum guaranteed download speed - 60 Mbps

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 our Newent office, proceed out and along Culver Street until reaching the village of Huntley. Turn right onto the A40 towards Ross-on-Wye, taking the first left onto the A4136 towards Mitcheldean. Proceed along this road for a short distance, turning left signposted to Blaisdon. Continue along, turning left at the T-junction towards Westbury-on-Severn, then left again towards Northwood Green. Proceed through and out to the other side of Northwood Green, past the turning right to Westbury-On-Severn. Proceed further along another 100 yards and the bungalow will be found on your left hand side, as indicated by our 'For Sale' board.

PROPERTY SURVEYS

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



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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			
(22 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			

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.



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