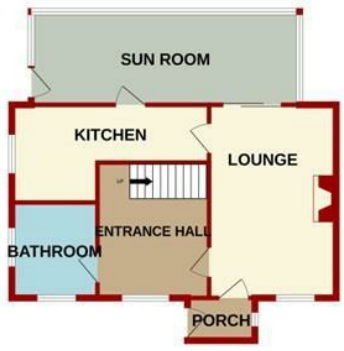
Woodview Cottage
Four Oaks, Newent GL18 1LU

STEVE GOOCH
ESTATE AGENTS | EST 1985

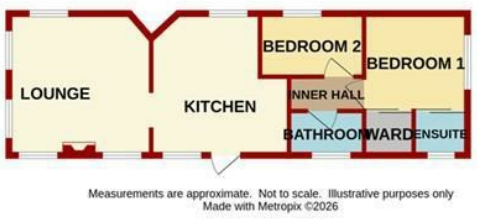




GROUND FLOOR



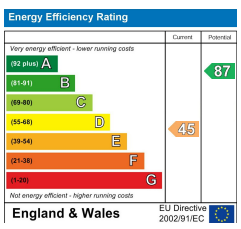
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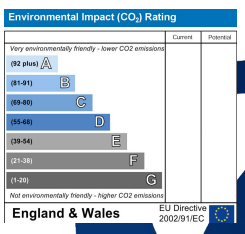


ANNEX

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

Guide Price £400,000

THREE BEDROOM DETACHED COTTAGE with separate DETACHED TWO BEDROOM ANNEXE with GARDEN SURROUNDING and LOVELY OUTLOOK OVER FIELDS AND FARMLAND TO THE REAR, AMPLE OFF ROAD PARKING and GARAGE, all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.















ENTRANCE PORCH
Via part glazed door, part tiled flooring, side aspect window, door into:

LOUNGE
16'6 x 10'10 (5.03m x 3.30m)
Fireplace with inset wood burning stove and raised hearth, double radiator, front aspect window with private outlook onto woodland. Sliding door into:

SUNROOM
22'11 x 8'0 (6.99m x 2.44m)
Dwarf walling and UPVC double glazed, double doors to one side, single door to the other, lovely rear view over surrounding fields and farmland.

KITCHEN
16'11 narrowing to 7'5 x 7'9 narrowing to 4'9 (5.16m narrowing to 2.26m x 2.36m narrowing to 1.45)
L shaped, one and a half bowl single drainer sink unit with mixer tap and cupboard below, range of base and mall mounted units, fitted electric oven with four ring gas hob and cooker hood above, Hotpoint dishwasher, hoover washing machine, under counter fridge, double radiator, exposed gorsley stone walling, side aspect window overlooking the gardens.

INNER HALLWAY
10'1 x 8'2 (3.07m x 2.49m)
Double radiator, front aspect window, stairs to first floor.

BATHROOM
8'2 x 7'0 (2.49m x 2.13m)
Suite comprising bath with electric shower over, tiled surround, close coupled WC, pedestal wash hand basin and tiled splashback, heated towel rail, front and side aspect windows.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
9'9 x 6'9 (2.97m x 2.06m)
Airing cupboard with hot water tank, radiator, access to roof space, front aspect secondary double glazed window.

MASTER BEDROOM
16'9 narrowing to 5'6 x 15'1 narrowing to 8'6 (5.11m narrowing to 1.68m x 4.60m narrowing to 2.59)
L shaped, built-in double wardrobe with hanging rail and cupboards above, radiator, front, side and rear aspect windows with views over surrounding fields and farmland.

BEDROOM 2
10'11 x 9'3 (3.33m x 2.82m)
Double radiator, dressing table, rear aspect window, lovely outlook over surrounding fields and farmland.

BEDROOM 3
7'10 x 6'9 (2.39m x 2.06m)
Built-in double wardrobe with handing rail and shelving, radiator, front aspect secondary double glazed window.

ADJACENT DETACHED ANNEX

LOUNGE
12'2 x 12'11 (3.71m x 3.94m)
Double radiator, side aspect windows, fireplace with inset electric fire, fully glazed French doors to the outside. Opening into:

KITCHEN
12'6 x 11'10 (3.81m x 3.61m)
One and a half bowl single drainer sink unit with mixer tap and cupboard below, range of base and wall mounted units, fitted electric oven with microwave over, five ring gas hob with cooker hood above, fitted washing machine rear aspect window overlooking open farm land.

INNER HALLWAY

BEDROOM 1
8'9 x 8'3 (2.67m x 2.51m)
Single radiator, built-in double wardrobe with sliding doors, hanging rail and shelving , side aspect windows.

EN SUITE
Shower cubicle and tray, panelled surround, close coupled WC, wash hand basin, heated towel rail, front aspect window.

BEDROOM 2
8'10 x 5'3 (2.69m x 1.60m)
Windows overlooking fields and farmland.

BATHROOM
Modern panelled jacuzzi bath, shower attachment over, close coupled WC, vanity wash hand basin with cupboards below and medicine cabinet over, cupboard housing the gas fired central heating and domestic hot water boiler, heated towel rail, front aspect window.

OUTSIDE
Entrance via double gate to concrete and gravel parking area suitable for up to three / four vehicles which in turn leads to:

DETACHED SINGLE GARAGE
17'5 x 9'1 (5.31m x 2.77m)
Access via double timber doors, power and lighting, concrete base.

Garden surrounding with two good sized wooden garden sheds, pathways, gravelled garden areas, lawned area, outside lighting, outside tap, post and rail fencing surrounding with outlook onto open fields and farmland to the rear.

SERVICES
Mains electric and water, septic tank and back boiler wood fired heating.

WATER RATES
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: D
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 Newent, proceed along the B4215 towards Dymock until you see a turnign left signposted Four Oaks. Turn left here, proceed along into the centre of Four Oaks where you will see a small No Though Road on the right hand side. Turn into this road, proceed to the end and the property can be found on the right hand side.

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