



Noent House  
High Street | Newent | Gloucestershire | GL18 1AU

 FINE & COUNTRY

# INTRODUCTION

## Noent House

- Charming, refurbished Grade II listed home
- Two comfortable bedrooms and a shower room
- Open-plan living area with central staircase
- Well-equipped kitchen and breakfast room
- South-west facing courtyard garden
- Walking distance to Newent town centre
- NO ONWARD CHAIN

In the north-west corner of Gloucestershire, the historic market town of Newent offers a blend of rural charm and practical convenience. Surrounded by rolling countryside, picturesque woodland and open green space, it is ideal for those seeking a quieter lifestyle without compromising on amenities. The town itself provides a wide range of local facilities including independent shops, a supermarket, doctors' surgery, library, leisure centre, cafés and pubs. There is a well-regarded secondary school, along with nearby attractions such as the renowned Three Choirs Vineyard.

Newent is exceptionally well positioned for access to larger cities: Gloucester is 11 miles away and Cheltenham is 18 miles, with the M50 (3 miles) providing quick links to the M5. Gloucester offers direct mainline rail services to London Paddington and Bristol, making the area well suited to commuters. Newent and its surrounding villages remain a sought-after location for those looking to enjoy the best of Gloucestershire living.

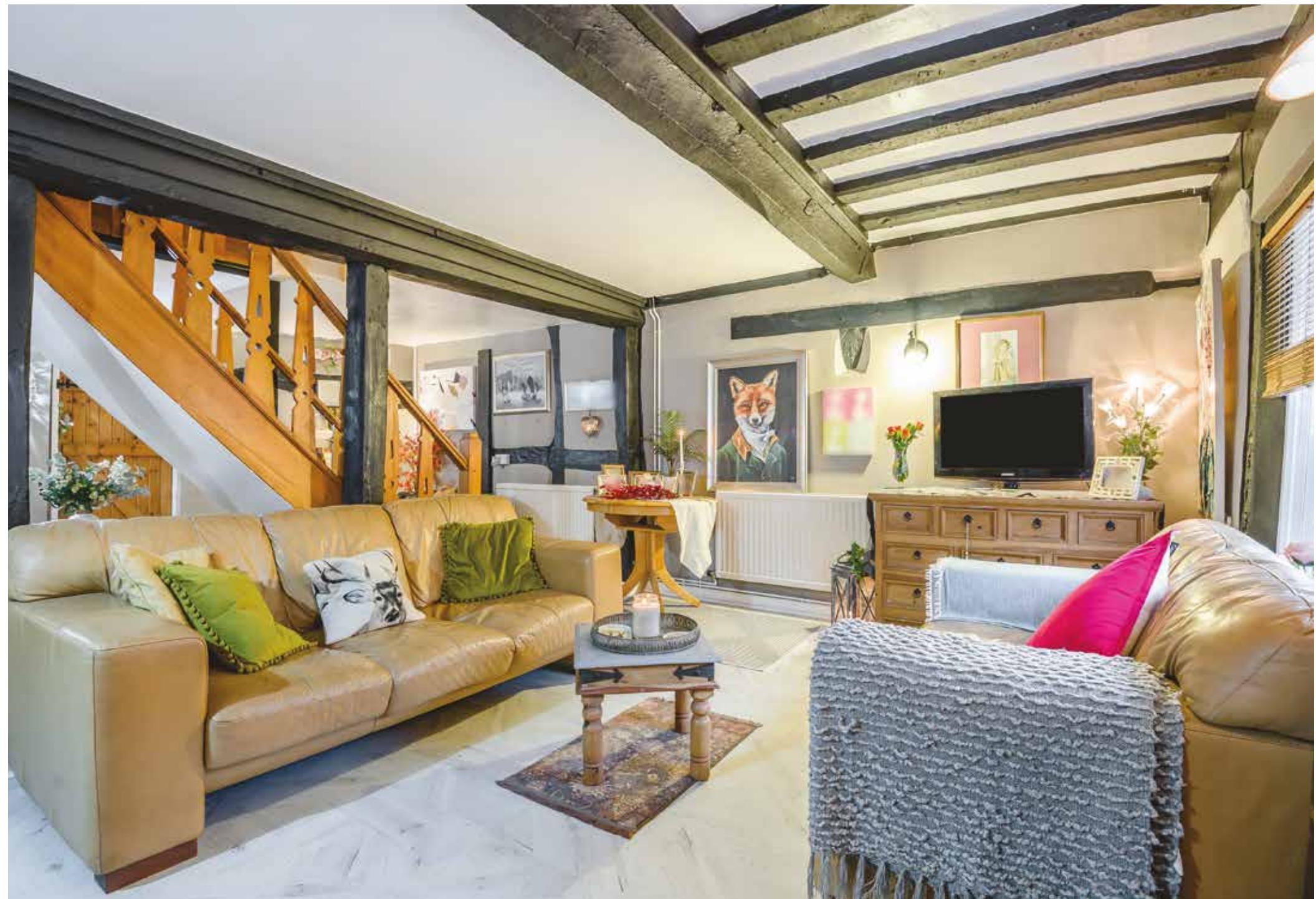
### STEP INSIDE

This charming property makes an ideal pied-à-terre, exceptionally close to the town centre yet feeling pleasantly set back, thanks to the steps leading up to the raised front door. You step directly into the main living space, where the character and charm are immediately apparent, enhanced by a complete redecoration. Sleek new flooring seamlessly connects the two reception areas positioned either side of the central staircase, while state-of-the-art secondary glazing further benefits the property.

The main living area is a sociable space ideal for entertaining, yet its subtle division also allows for a cosy atmosphere. Steps lead up into the fitted kitchen, which offers integral appliances, a Belfast sink and space for a breakfast table, with dual-aspect windows overlooking the courtyard.

The staircase, finished with stylish new carpeting, rises to the first floor where there are two bedrooms, both with fitted wardrobes, and a shower room. Each room echoes the character of the ground floor and enjoys its own individual style and flair.









# STEP OUTSIDE

## Noent House

Accessed from the kitchen, the south-west facing L-shaped courtyard wraps around the rear of the property and provides a private space for a table and chairs, ideal for enjoying alfresco dining in the summer months.

### Agents Note:

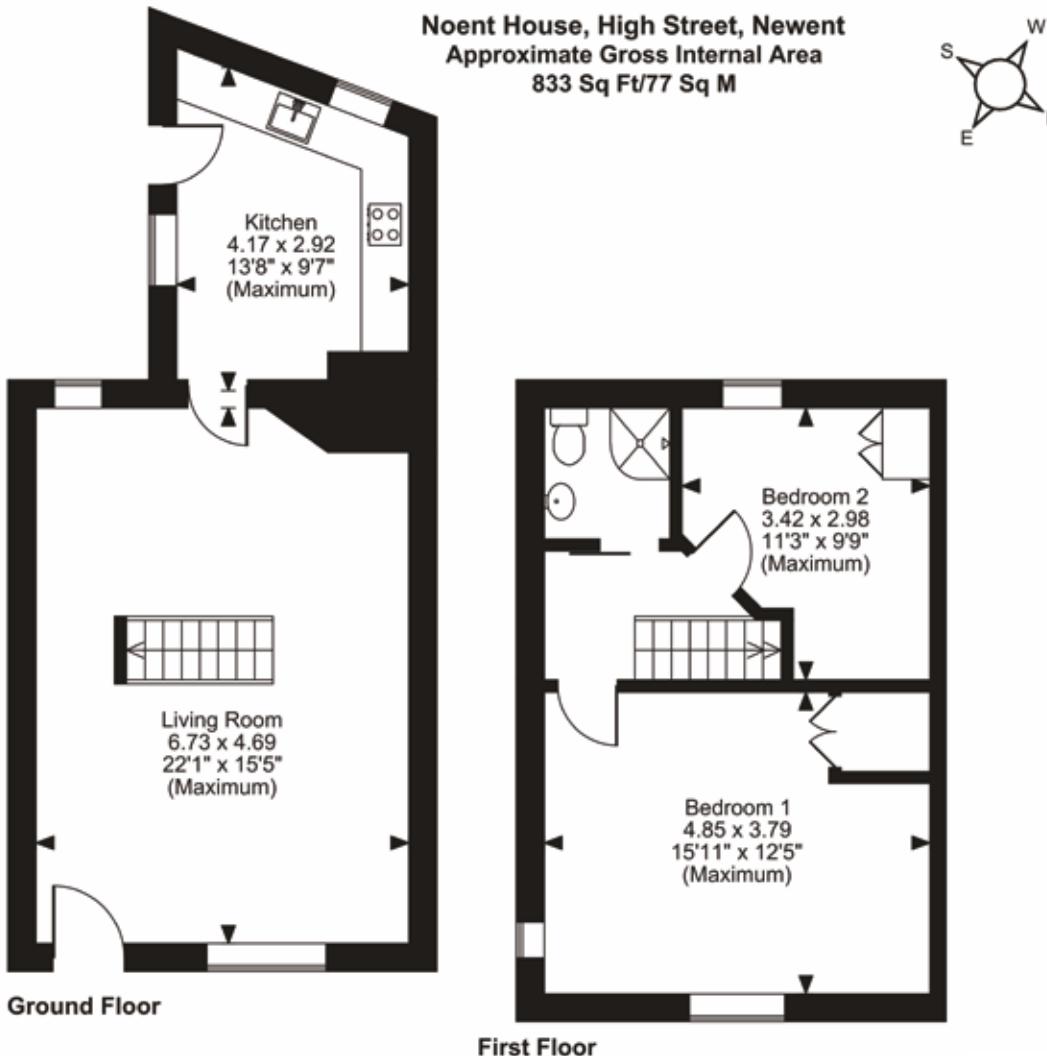
The property has three covenants as follows:

- (a) Not to do anything which may be or become a nuisance or annoyance to the Vendor or his tenants of the said adjoining properties.
- (b) Not to use the property hereby conveyed for any purpose other than that of a private dwelling house.
- (c) Not to obstruct any part of the drive over which the said right of way is granted so as to cause inconvenience or nuisance to the Vendor or any other user thereof.

### DIRECTIONS W3W

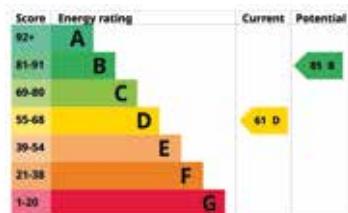
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Council Tax Band: F  
Tenure: Freehold



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