



Rivendell Riverside Lane
Broadoak, Newnham GL14 1JD

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

Rivendell Riverside Lane

£385,000

Broadoak, Newnham GL14 1JD

Steve Gooch Estate Agents are delighted to offer for sale THIS CHARMING PERIOD COTTAGE DATING BACK TO 1763, OFFERED WITH NO ONWARD CHAIN. The property boasts CHARACTER FEATURES INCLUDING EXPOSED BEAMS AND AN INGLENOOK-STYLE FIREPLACE, along with GAS CENTRAL HEATING, DOUBLE GLAZING, and STUNNING FAR-REACHING VIEWS. Outside, there are GOOD-SIZED ENCLOSED MATURE GARDENS BACKING ONTO THE RIVER SEVERN, as well as OFF-ROAD PARKING FOR ONE VEHICLE.

The accommodation comprises of GROUND FLOOR – ENTRANCE PORCH, LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM, and CONSERVATORY. FIRST FLOOR – THREE DOUBLE BEDROOMS and a FAMILY BATHROOM.

Newnham on Severn is a popular village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for enjoying the tranquil riverside atmosphere. It attracts artists and nature lovers alike.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.



The property is accessed via a upvc door with outside lighting. This leads into the:

PORCH

Wall light point, single radiator, tiled flooring, two side aspect upvc double glazed windows overlooking the front garden, pair of French glazed panel doors with step down into the:

LOUNGE/ LIVING ROOM

23'10 x 12'00 (7.26m x 3.66m)

Inglenook style brick fireplace with large timber lintel, woodburning stove inset, alcove to left hand side with store cupboard, shelving, electrical consumer unit, central heating thermostat controls, exposed ceiling timbers, wall light points, two double radiators, power points, tv point, two front aspect upvc double glazed windows overlooking the front garden and parking area, glazed panel door giving access into:

KITCHEN/DINING ROOM

27'09 x 9'10 (8.46m x 3.00m)

Kitchen- One and a half bowl single drainer sink unit with monobloc mixer tap over, rolled edge worktops with matching upstands, range of base and wall mounted units, space and plumbing for automatic washing machine, tumble dryer, electric oven, gas hob, Worcester gas fired central heating and domestic hot water boiler, timer controls, power points, double radiator, wood effect vinyl flooring, breakfast bar area, spot lights, rear aspect upvc double glazed window overlooking the rear garden with views overlooking the River Severn and valley beyond.

Dining Room- Stable door with bevel-edge glazed panel to top leading into the Conservatory, stairs leading to the first floor, door to Cloakroom, double radiator, pair of French doors opening into the Conservatory.

CLOAKROOM

White suite with concealed cistern w.c, wash hand basin, lighting, wall mounted electric heated towel radiator, wet board, tiled flooring.





CONSERVATORY

13'03 x 13'01 (4.04m x 3.99m)

UPVC construction with small dwarf wall panels to bottom, glazed panel window to all sides with views over the garden, River Severn and the valley beyond, French doors open onto the patio.

From the Dining Room, stairs, with stair lift currently fitted, lead up to the first floor:

LANDING

Smoke alarm, ceiling light, door to airing cupboard with slatted shelving space, doors into:

BEDROOM ONE

15'06 x 12'00 (4.72m x 3.66m)

Ceiling timbers, chimney breast with cast surround of brick/stone construction, alcoves to either side, wall light points, power points, single radiator, telephone point, front aspect upvc double glazed window overlooking the front garden and parking area with views towards forest and fields in the distance.

BEDROOM TWO

14'02 x 9'10 (4.32m x 3.00m)

Ceiling light, single radiator, power points, telephone point, two built-in double wardrobes with hanging and shelving options, rear aspect upvc double glazed window overlooking the rear garden, River Severn and the valley beyond.

BEDROOM THREE

12'00 x 11'03 (3.66m x 3.43m)

Vaulted ceiling with exposed ceiling timbers, spotlights, exposed timber skirting board, single radiator, telephone point, power points, corner fireplace with mantle and grate inset, front aspect upvc Georgian bar double glazed window overlooking the front garden and parking area with views towards forest and fields in the distance.

FAMILY BATHROOM

White suite with close coupled w.c, pedestal wash hand basin, corner bath with shower/mixer tap fitted over, half tiled walls, double radiator, inset ceiling spots, rear aspect upvc double glazed window overlooking the rear garden, River Severn and the valley beyond.

OUTSIDE & PARKING

To the front of the property is a gravel and slate area, ideal for use as a low-maintenance garden or for parking one vehicle.

The rear garden is accessed via the conservatory and offers a paved patio/seating area, a well with water table and an outside tap. The generous lawned area features flower borders, shrubs, bushes, small trees, and a gravelled seating area, all enclosed by fencing and walling. At the far end of the garden, steps lead up and over the flood defence barrier to the riverbank, where you can enjoy stunning views across the River Severn, from Westbury to Newnham on Severn Church and the valley beyond.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout turning left then first right onto the Abenhall Road. Continue along here until reaching Gunmill House, filtering left signposted to Newnham and Westbury. Continue along this road until reaching the T junction with the A48. Turn right signposted to Newnham. Proceed along for approximately a mile and enter Broadoak, Proceed under the railway bridge taking the 2nd turning left, filter right and the property can be found on the left hand side.

SERVICES

Mains water, electricity, drainage, gas.

AGENTS NOTE

There is no right of way for Rivendell through the passage between the two properties to the rear of the property.

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 Water Authority





LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

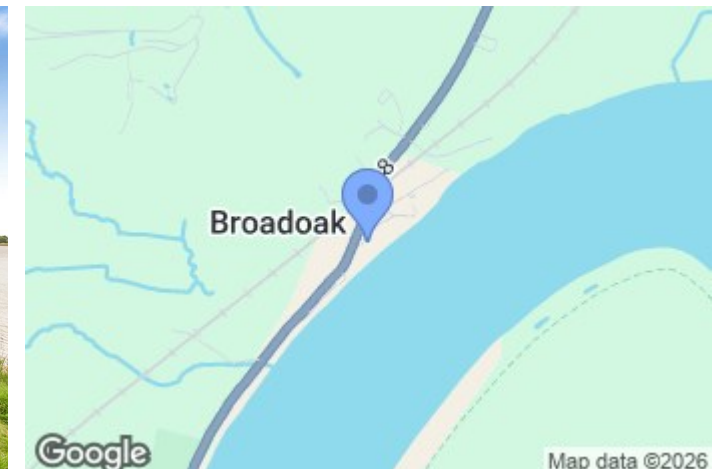
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



Rivendell, Riverside Lane, Broadoak, Newnham, Gloucestershire
Approximate Gross Internal Area
136 Sq M/1464 Sq Ft



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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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