



34 West View
Newent GL18 1TE



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £349,950

A FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE in GOOD ORDER THROUGHOUT, having a PRIVATE GARDEN, GARAGE and OFF ROAD PARKING for TWO VEHICLES, 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 via part glazed door into:

ENTRANCE HALL

Oak flooring, door to garage, door into:

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, single radiator, side aspect window.

LOUNGE

13'4 x 12'4 (4.06m x 3.76m)

Stone fireplace with inset gas fire, exposed oak flooring, double and single radiators, large understairs storage cupboard, front aspect window with private outlook, opening into:

DINING ROOM

10'10 x 9'8 (3.30m x 2.95m)

Exposed oak flooring, double radiator, double glazed French doors leading to the rear garden.

KITCHEN / BREAKFAST ROOM

11'3 x 9'11 (3.43m x 3.02m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, dishwasher, space for fridge / freezer, four ring electric hob with cooker hood above, breakfast bar, gas-fired Glow-worm central heating plus domestic hot water boiler, rear aspect window, half glazed door through to the side.

FROM THE LOUNGE, EASY TREAD STAIRWAY, WITH A HALF LANDING, LEADS TO THE FIRST FLOOR.

LANDING

Large airing cupboard with lagged hot water tank and shelving, access to roof space, side aspect window.

MASTER BEDROOM

13'1 x 10'3 (3.99m x 3.12m)

Exposed oak flooring, feature panelling, single radiator, large built-in double wardrobe, hanging rail and shelving, rear aspect window with private outlook over the gardens.

BEDROOM 2

10'11 x 8'8 (3.33m x 2.64m)

Single radiator, front aspect window.

BEDROOM 3

10'4 x 9'3 (3.15m x 2.82m)

Single radiator, front aspect window.

BEDROOM 4

10'2 x 10' 2 (3.10m x 3.05m 0.61m)

Fitted wardrobes via sliding doors, shelving and hanging rail, built-in desk, single radiator, rear aspect window, private outlook over gardens.

SHOWER ROOM

Walk-in double shower cubicle and tray, shower, tiled surround, close coupled WC, vanity wash hand basin, cupboards below, tiled splashbacks, heated towel rail, radiator, access to large storage cupboard, shelving, side aspect frosted window.

OUTSIDE

To the front of the property there is a tarmac driveway, suitable for parking two vehicles, which leads to a single garage. The front of the property has a lawned area with interspersed flower beds and borders, mature shrubs, bushes and trees, outside lighting and an outside tap. A gated side access leads through to the private rear garden measuring approximately 50' x 28', having a raised decked area which is fully covered, ideal for outside entertaining. There is a good sized lawned area with flower borders surrounding, mature shrubs, bushes and trees, small green house, wooden shed, outside lighting and power.

GARAGE

16'9 x 7'7 (5.11m x 2.31m)

Accessed via electric roller shutter door, various shelving units, plumbing for washing machine, power and lighting, personal door into hallway.

SERVICES

Mains electricity, gas, water and drainage.

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.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

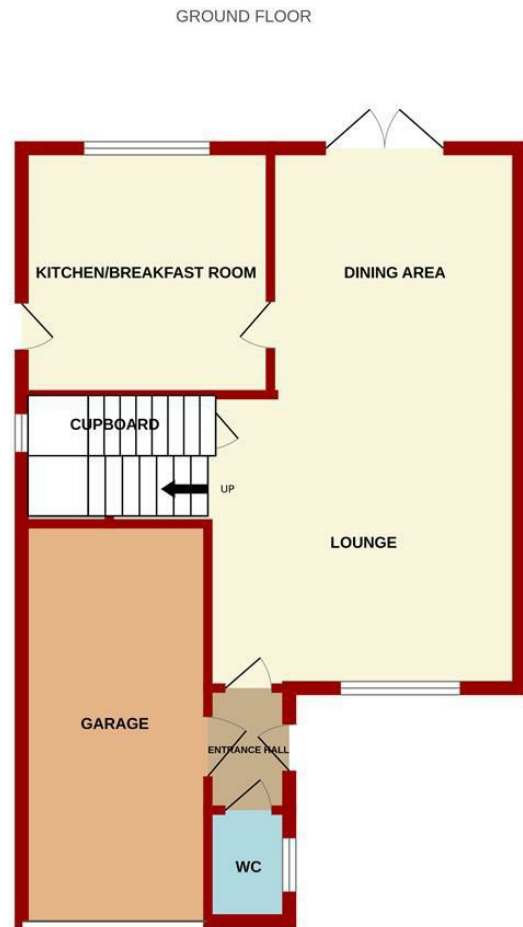
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

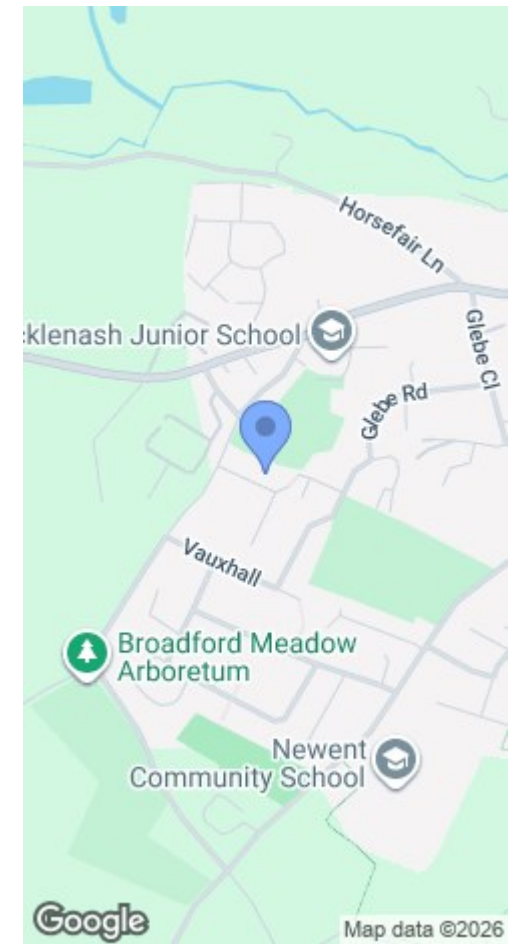
From our Newent Office, proceed up the High Street, turning left at the traffic lights towards Ross-On-Wye. Take the next left past Picklenash School and follow the road into Bradfords Lane. Take the first left hand turning into West View, where the property can be found on the left hand side.

PROPERTY SURVEYS

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



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-100) A	(81-91) A		84				
(89-91) B	(69-80) B						
(85-88) C	(55-68) C						
(82-84) D	(51-54) D						
(79-81) E	(47-50) E						
(76-78) F	(43-46) F						
(73-75) G	(39-42) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC		England & Wales	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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