



A large, tastefully designed and decorated, immaculately presented four/five bedroom (2 with en-suites) semi-detached executive home with driveway, garage, and enclosed gardens, offering generous accommodation set over three floors (1882 sqft), situated in a desirable location on the outskirts of the popular village of Newnham-on-Severn.

This property offers stylish and spacious accommodation which has been designed to a high specification and enhanced by the current vendors including the addition of beautiful bespoke shutters. It benefits from having four zone underfloor heating throughout the whole ground floor, with underfloor heating also present in all upstairs bathrooms, and Villeroy & Boch sanitaryware throughout. With a "B" EPC rating, the property is also extremely energy efficient and has thermostatically controlled gas heating, double glazed windows and dual flush mechanism to toilets to reduce water use. Note, the the property has a south facing aspect enabling effective solar panels installation.

Internally, the first floor of the property comprises; spacious entrance hall, utility room with room for appliances, lounge, downstairs WC, garden room with French doors to garden, and fitted kitchen with integrated appliances and access to rear garden through a further set of French doors. The first floor comprises; three bedrooms (one with en-suite) and family bathroom. The second floor comprises; office which could be utilised as a fifth bedroom, and the principal bedroom with en-suite. Outside, there is parking for several vehicles to the front of the property with a garage which has power and lighting supply. There is side access through a gate to the rear garden, where it is laid to both lawn and patio, providing a fantastic entertainment space as well as allowing the vendors to sit outside and enjoy the summer sun. The garden is easily maintained and is enclosed via fencing.

Located on the outskirts of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include Village shop, library, Galleries, Cafes, Pub. A

wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: E (Forest of Dean District Council)

Tenure: Freehold

Entrance hall

Porcelanosa flooring, access to utility room, downstairs WC, lounge and kitchen

Utility

Fitted units at base level with worktop space, sink unit with mixer tap and drainer, window to front aspect, Porcelanosa flooring, space and plumbing for washing machine and tumble dryer.

WC

Window to side aspect, WC, wash hand basin, Porcelanosa flooring and tiles, Villeroy & Boch sanitaryware.

Lounge

Tomkinson Twist carpet, Bespoke shutters, window to front aspect, stylish glazed double doors into the garden room.

Garden room

This is currently utilised as a dining room but also could be a garden room if desired.

Tomkinson Twist carpet, French doors providing access out into rear garden, access through to kitchen.

Kitchen

Fitted units at eye and base level with soft close doors and drawer units with integrated cutlery tray, laminate worktops, NEFF integrated double oven, NEFF four zone hob with stainless steel splash backs, Range Master sink unit with mixer tap and drainer with bespoke glass splash back, two zone wine cooler, NEFF integrated dishwasher, and 70/30 fridge freezer, French doors providing access out into rear garden, Porcelanosa flooring.

FIRST FLOOR:

Landing

Tomkinson Twist carpet, stairs leading up to second floor, access to bedrooms two, three and four, and family bathroom.

Bedroom 4

Tomkinson Twist carpet, bespoke shutters, window to front aspect.

Bedroom 3

Tomkinson Twist carpet, bespoke shutters, window to rear aspect, fitted wardrobes with full mirrored sliding doors.

Bathroom

WC, wash hand basin, bath with mixer taps, electric underfloor heating, chrome towel rail, Porcelanosa flooring and half height tiles, Villeroy & Boch sanitaryware, window to rear aspect.

Bedroom 2

Tomkinson Twist carpet, bespoke shutters, window to front aspect, fitted wardrobes with full mirrored sliding doors, access to en-suite.

En-suite

WC, wash hand basin, shower cubicle, Mira Adept thermostatic shower and low profile shower tray, Porcelanosa flooring and tiles, electric underfloor heating, chrome towel rail, Villeroy & Boch sanitaryware, window to rear aspect.

SECOND FLOOR:**Landing**

Tomkinson Twist carpet, access to principal bedroom and home office (which could be utilised as a fifth bedroom), window to side aspect.

Bedroom 5

Currently utilised as a home office. Tomkinson Twist carpet, window to rear aspect.

Principal bedroom

Tomkinson Twist carpet, roof light to rear aspect, window to front aspect with bespoke shutters, access to en-suite.

En-suite

WC, wash hand basin, shower cubicle, Porcelanosa flooring and tiles, Mira Adept thermostatic shower and low profile shower tray, electric underfloor heating, chrome towel rail, Villeroy & Boch sanitaryware, roof light.

Outside

To the front of the property, there are a variety of shrubs which are well maintained, and there is a covered path leading into the property. There is a driveway to the side of the property which provides ample parking space for multiple vehicles, with a garage behind which has an up and over door and power and lighting supply. There is a side gate which allows access into the rear garden, which is mainly laid to lawn with a patio area surrounding the property, providing a perfect space to sit outside and relax during warmer months and also for entertaining both family members and guests. The garden is enclosed via fencing and to the rear, there are a mixture of trees providing privacy, but also allowing for beautiful views of the surrounding countryside.

Services

Mains gas, water, electric and drainage connected, as well as fibre-to-the-home internet access.

Viewings

By prior appointment with Hills.

Please note

There is four-zone underfloor heating throughout the whole ground floor of the property, supplied by the central heating system, and electric underfloor heating in all upstairs bathrooms and en-suites.

Please note

Energy efficient and thermostatically controlled gas central heating, Worcester Bosch A-rated boiler, dual flush mechanism to toilets, high levels of insulation throughout.

Maintenance Charge.

Maintenance charge

For maintenance of green spaces - estimated £260pa.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ground floor

- Garden room**
3.3m x 3.5m 10'8" x 11'5"
- Living room**
6.6m x 3.6m 21'6" x 11'8"
- Kitchen/Dining**
3.3m x 5.1m 10'8" x 16'7"
- Utility**
1.8m x 1.9m 5'9" x 6'2"

Total living space
174.8 sqm / 1882 sqft

All measurements are approximate and may vary on site



First floor

- Bedroom 2**
4.2m x 3.0m 13'7" x 9'8"
- Bedroom 3**
4.2m x 3.3m 13'7" x 10'8"
- Bedroom 4**
2.9m x 3.3m 9'5" x 10'8"



Second floor

- Bedroom 1**
4.5m x 4.9m 14'7" x 16'1"
- Home office**
3.3m x 5.1m 10'8" x 16'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.