HILLS
PROPERTY CONSULTANTS

Cliff House, Broadoak, Newnham
Offers Over £750,000

4 bedroom semi-detached house for sale | Freehold

At first glance

- Circa 3 acres
- convenient location
- Period features throughout
- Stables and Tack room
- Equestrian property
- Open plan kitchen/diner
- Large driveway
- Detached office space
- 6kw Solar and storage battery system
- Double garage with electric doors

In detail

A beautiful and characterful four bedroom property with original period features throughout, offering circa three acres of level ground to include enclosed gardens and paddocks with equestrian facilities such as three stable block with tack room (with power supply), field shelter, large driveway with parking for horse box/lorry + multiple vehicles, double garage and various outbuildings with solar panels. Situated in a fantastic and highly sought after location that is conveniently located with a wide variety of hacking routes locally and being within close proximity to equestrian hot spots like Hartpury (15 Miles away) and David Broome Event Centre (21 miles away)

This semi-detached property offers stunning and spacious accommodation which is set over two floors. The ground floor comprises entrance hall, lounge with feature fireplace, dining room with feature fireplace, fitted kitchen, utility room and downstairs cloakroom. Below this floor, there is a cellar with steps leading out into parking area. The first floor comprises four good sized bedrooms and a family bathroom.
Outside, there is circa three acres of level grounds which include enclosed gardens laid to both patio and lawn, wildlife pond, paddocks, stables, a number of outbuildings (all with power and lighting supply) and parking on gravelled driveway with double garage.
From the paddocks, there is gated access through fields and into the popular village of Newnham-on-Severn.

Located in the hamlet of Broadoak (within walking distance of a Hostelry), and within walking distance of the sought-after village of Newnham-on-Severn (approx 1 mile), where local amenities include; shops, pub, post office, pharmacy, community library, church and primary school. The property is conveniently positioned

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 alongside Gloucester and Cheltenham for access onto the M5 and the Midlands.

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

Entrance hall
w: 7' x l: 15' 2" (w: 2.13m x l: 4.62m)
Original flagstone flooring, radiator, access through to lounge, dining room, stairs leading down to cellar and original Oak turned staircase to first floor.

Lounge
w: 10' x l: 16' 5" (w: 3.05m x l: 5m)
Stained glass bay window to front aspect, Sash window to side aspect, feature fireplace with wood burning stove, stripped floorboards, radiator.

Dining Room
w: 11' 10" x l: 12' (w: 3.61m x l: 3.66m)
Window to front aspect, storage cupboards, feature fireplace with cast iron open fire, stripped floorboards, radiator, open plan layout with kitchen.

Kitchen
w: 8' 11" x l: 12' 6" (w: 2.72m x l: 3.81m)
Fitted units at base level with Oak worktops, Rangemaster cooker with hob, sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for undercounter fridge freezer, slate flooring, tiled splash backs, fitted shelving, window to rear aspect, access through to rear lobby where there is a door providing access into rear garden and access through to utility room.

Utility
w: 6' 7" x l: 7' 8" (w: 2.01m x l: 2.34m)
Window to rear aspect, hard wood worktops, sink unit with mixer tap and drainer, access through to cloakroom, space for free standing fridge freezer.

Cloakroom
w: 3' 7" x l: 7' 3" (w: 1.09m x l: 2.21m)
Window to side aspect, WC, wash hand basin, wall mounted gas central heating boiler, storage cupboard, plumbing and space for washing machine/dryer.

LOWER GROUND FLOOR

Cellar
w: 13' 5" x l: 15' 2" (w: 4.09m x l: 4.62m)
Flagstone flooring, doors leading out up to car parking area.

FIRST FLOOR:

Landing
Storage cupboard, access to all bedrooms and family bathroom.

Bedroom 1
w: 13' 9" x l: 13' 9" (w: 4.19m x l: 4.19m)
Sash window to front aspect with fantastic views over the River Severn and beyond, built-in wardrobes, stripped floorboards.

Bedroom 2
w: 7' 7" x l: 8' 6" (w: 2.31m x l: 2.59m)
Window to side aspect, stripped floorboards.

Bedroom 3
w: 8' 4" x l: 11' 2" (w: 2.54m x l: 3.4m)
Window to front aspect, built-in wardrobe.

Bedroom 4
w: 9' x l: 9' 2" (w: 2.74m x l: 2.79m)
Window to rear aspect with views overlooking the garden and open countryside, walk-in wardrobe.

Bathroom

w: 6' 3" x l: 11' 2" (w: 1.91m x l: 3.4m)
Window to rear aspect, bath with shower attachment and mixer taps, WC, wash hand basin, velux roof light, tiled flooring, under floor heating, heated towel rail, Czech and Speake toilet roll holder and soap holder.

Outside
To the front of the property, there is a gravelled driveway providing parking with turning space (plenty of space for a horse trailer and towing vehicle or lorry), and a double garage with power and lighting supply, and electric doors with portable fobs.
To the side and rear of the property, there is approximately 3 acres of land which consists of both lawned and patio areas which are enclosed via fencing. There is also; a wildlife pond, summer house, chalet, tool shed, garden shed, greenhouse, and stables with tack room, feed room and hay storage. Beyond this, there are paddocks which are enclosed via fencing and there is gated access to a footpath which takes you across fields and into the popular village of Newnham-on-Severn.
Please note: there is a water supply to the stables and paddocks and all outbuildings have power and lighting supply.

Viewings
By prior appointment with Hills.

Services
Mains gas, electric and water connected. Septic tank.
** Please note, the services where applicable have not been tested.

Rates
Council Tax Band: E

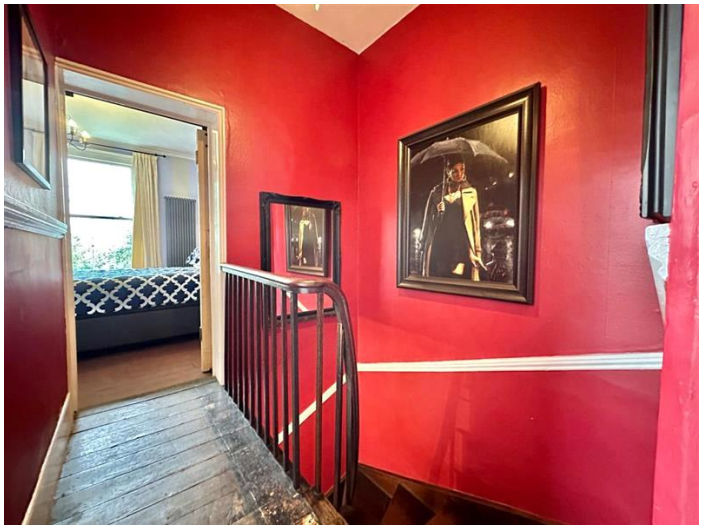
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

Water Rates
Severn Trent - to be advised.

Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

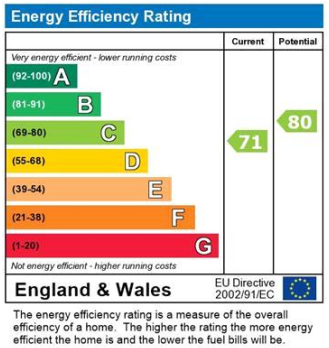
Outbuildings
There is a detached office space which could be utilised as a play room etc. It also houses the solar panels system and related batteries.

Please note
The electric fence in the horses' paddocks is mains fed.
There are floodlights to the yard and front part of the paddocks.



Town and Country *Commercial*

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.



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.

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Viewing by appointment only
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