



Gibraltar Cottage, Clayhill, Newnham
£450,000

3 bedroom detached house for sale | Freehold

At first glance

- 3 bedrooms and 1 en-suite
- Characterful and charming features
- Close to village amenities
- Countryside views
- Off-road parking
- Extensive gardens
- Close to countryside walks

In detail

A charming and beautifully presented three bedroom cottage offering extensive and well-maintained gardens, driveway providing parking and wonderful countryside views with country walks right on your doorstep, situated in the well sought after village of Newnham-on-Severn.

This property offers light and comfortable accommodation and is the perfect blend of character and more modern features. Internally comprising; entrance hall, lounge, kitchen/diner, three bedrooms (one with en-suite), study area and family bathroom. Externally, there is a driveway providing parking (with pedestrian right of way leading to country walks), and extensive and beautifully landscaped gardens to each side of the property.

Located in 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, school and pubs.

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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

Rights & easements: Public right of way





Entrance hall

Access through to kitchen/diner and lounge, stairs leading up to first floor.

Kitchen/diner

Units at base level with worktop space, space for freestanding cooker with hob above, sink unit with mixer tap and drainer, space and plumbing for dishwasher and washing machine/dryer, space for freestanding fridge freezer, radiator, space for dining table and chairs, doors leading outside, windows to rear, side and front aspects.

Lounge

Feature fireplace with log burner and stone wall, carpeted flooring, radiator, windows to front aspect.

FIRST FLOOR:

Landing

Carpeted flooring, access to bedrooms 2 and 3, and study area.

Bedroom 2

Window to front aspect, radiator.

Bedroom 3

Window to front aspect, radiator.

Study

This area is currently utilised as a study. Carpeted flooring, access through to inner hallway which provides access to bedroom 1 and bathroom, and airing cupboard.

Bathroom

Bath with mixer taps and shower attachment, wash hand basin with vanity unit underneath, WC, window to rear aspect.

Bedroom 1

Windows to front and side aspects, radiator, access to en-suite.

En-suite

WC, wash hand basin, shower enclosure.

Outside

There is a driveway providing parking, where there is a right of way for a footpath crossing which leads to country walks. There are extensive gardens which are well-maintained, and consist of lawned areas, mature hedgerows, with four useful sheds for outdoor storage space. There is also a more intimate space immediately out of the property, with patio area for sitting and relaxing. To the rear of the property there is a secluded garden area with raised beds, seating area, pond, chicken coop and greenhouse. The gardens are perfect for those who love being outdoors

Services

Mains water, electric and drainage connected. Oil central heating.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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.

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.

Please note

There is a public footpath that crosses the driveway of the property.





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/fitings 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
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.6 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(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.