HILLS
PROPERTY CONSULTANTS

Romilly, New Road, Blakeney
OIRO £435,000

3 bedroom detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to woodland walks
- Double garage
- Driveway
- Fantastic woodland views
- Open plan kitchen/diner
- Solar panels

In detail

A well loved and characterful three bedroom detached cottage offering driveway providing parking, enclosed gardens to front and side, and double garage with integral access, situated in a semi-rural location, with wonderful views of woodland beyond.

This property dates back to the 1800s and offers charming and warm living accommodation set over two floors. Internally comprising; entrance hall, integral double garage, cloakroom/utility room, kitchen/diner, lounge, conservatory, snug, three bedrooms and family bathroom.
Externally, there is a large driveway providing parking with access into the main house and garage. The garden is mainly laid to the front and side of the property and offers plenty of space to sit outside and relax, taking in the beautiful views of the historic railway viaduct, open fields, and the serene woodland beyond.

Situated on the outskirts of the quaint village of Blakeney, Gloucestershire, which has its own; convenience store, post office, doctor's surgery, social club, public houses, fish and chip shop, primary schools and church,
It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. A48 also leads into Chepstow, Newport and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

Council Tax Band: E (Forest of Dean District Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

Entrance hall
w: 6' 8" x l: 9' 9" (w: 2.03m x l: 2.97m)
Tiled flooring, window to front aspect, access through to integral garage, utility room/cloakroom, and kitchen.

Garage
w: 19' x l: 17' 8" (w: 5.79m x l: 5.38m)
Double garage with concrete flooring, power and lighting supply, access through to house and onto driveway.

Cloakroom
w: 6' 7" x l: 5' 8" (w: 2.01m x l: 1.73m)
Window to rear aspect, WC, fitted units at eye and base level with worktop space, sink unit with drainer, space and plumbing for washing machine/dryer, tiled flooring.

Kitchen/diner
w: 12' 2" x l: 20' 11" (w: 3.71m x l: 6.38m)
Fitted units at eye and base level with worktop space, tiled splash backs, windows to front and side aspects, integrated double oven and four ring induction hob, 1½ bowl sink unit with drainer, space for freestanding fridge freezer, space for dining table and chairs, stairs leading up to first floor, storage cupboard, access through to lounge.

Lounge
w: 12' 8" x l: 14' (w: 3.86m x l: 4.27m)
Feature fireplace with wooden surround and log burner, wood effect flooring, access through to snug and conservatory.

Conservatory
w: 13' 6" x l: 7' 9" (w: 4.11m x l: 2.36m)
Windows to side and front aspects, French doors leading out to garden, tiled flooring.

Snug
w: 12' 3" x l: 13' 10" (w: 3.73m x l: 4.22m)
Window to front aspect, feature fireplace with wooden surround and log burner, wood effect flooring.

FIRST FLOOR:

Landing
Carpeted flooring, window to rear aspect, access to all bedrooms and family bathroom, airing cupboard.

Bedroom 1
w: 12' 6" x l: 5' 9" (w: 3.81m x l: 1.75m)
Window to front aspect, carpeted flooring.

Bedroom 2
w: 11' 2" x l: 11' 6" (w: 3.4m x l: 3.51m)
Window to front aspect, carpeted flooring, built-in bespoke wardrobes, access to loft.

Bedroom 3
w: 12' 6" x l: 14' 8" (w: 3.81m x l: 4.47m)
Windows to front and side aspects, wood effect flooring, built-in bespoke desk and shelving, storage cupboard.

Bathroom
w: 6' 2" x l: 7' 7" (w: 1.88m x l: 2.31m)
Window to front aspect, WC, wash hand basin with vanity unit, panelled bath with shower attachment and mixer taps, Aqua board splash backs, vinyl flooring.

Outside
There is a gated driveway providing parking and turning space for multiple vehicles with hedged boundaries. The garden is mainly laid to the front and side of the property and is laid to patio, decking and gravel offering a choice of seating areas to sit and relax during warmer months. The garden also benefits from a variety of shrubs, flowers and plants, vegetable patches, a garage and store room, a useful lean-to and a grassy area housing the oil tank.

Services
Mains water, electric and drainage connected. Oil central heating.
** The services and heating system, where applicable, have not been tested.**

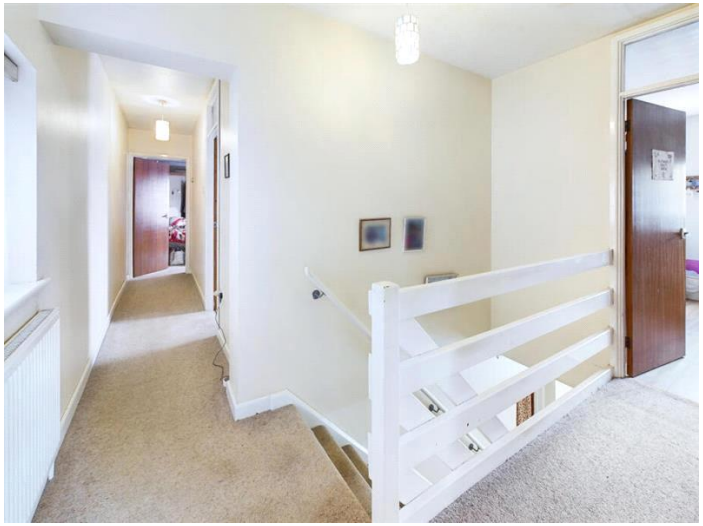
Viewings
By prior appointment with Hills and Aroha as joint agents.

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.

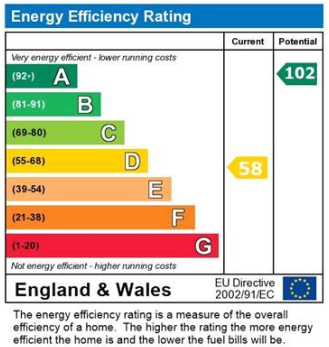
Water Rates
Severn Trent - to be advised.

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.



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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