



At first glance

- 1 Bedroom Annexe
- Close to local amenities
- Detached barn/garage for outdoor storage
- Flexible accommodation
- No Onward Chain
- Stables
- 3.2 acres
- Smallholding/equestrian

In detail

A well-presented 5 bedroom detached property offering circa 3 acres of grounds with polytunnel, pond, productive vegetable garden, storage sheds, garage/workshop and driveway providing parking. There is a separate 1 bedroom annexe.

Set in approximately 3 acres of beautifully maintained grounds, this charming and spacious 5 bedroom detached property offers an idyllic blend of countryside living with modern comforts. Tucked away just off the A48 near Bullo Pill, the home enjoys excellent access while maintaining privacy, surrounded by mature trees, shrubs, and expansive lawns.

The main residence is tastefully decorated throughout, combining contemporary finishes with characterful features. Generously proportioned and filled with natural light, the living spaces are ideal for family life and entertaining, offering a welcoming atmosphere.

Internally, the property is set over four floors. The lower ground floor offers a cellar/larder for storage space, dining room, kitchen and front room. The ground floor comprises; rear entrance hall, cloakroom, and utility room. The first floor comprises; lounge, study area, shower room and bedroom one. The second floor comprises; four bedrooms and a shower room.

Outside, the property offers various seating spots where you can enjoy the surrounding nature, including space which could be utilised as an outdoor bbq/dining area. Additional features include a polytunnel, pond, productive vegetable garden, multiple storage sheds, and a spacious garage/workshop. Ample parking is available for multiple vehicles.

A separate 1/2 bedroom annexe provides versatile additional accommodation – perfect for extended family, guests, or potential holiday lets (subject to necessary planning consents). The annexe includes an open plan kitchen/lounge/diner, separate dining room or bedroom, utility room, shower room, and a charming mezzanine bedroom.

Located between Blakeney and Newnham on Severn (approx 15 miles from Chepstow and approx 15 miles from Gloucester), this property is in a prime location for a range of different amenities. The village of Newnham is set on the River Severn, the character High Street provides a good range of shops which include; post office, doctors surgery and local stores. The village also offers a primary school, chemist and public house.

A wider range of facilities are 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: F (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic Tank





Entrance hall

You can access the hall from the rear or the side.

Window to rear aspect, storage cupboard, access through to utility room, cloakroom and dining room, stairs leading up to first floor.

Cloakroom

WC, wash hand basin.

Utility

Fitted units at base level with worktop space, sink unit with drainer, space and plumbing for washing machine and tumble dryer, tiled flooring, door providing rear access outside.

LOWER GROUND FLOOR

Cellar

Cold room/larder. Storage space.

Dining Room

Antica tiled flooring, windows to front aspect, French doors leading outside, access through to kitchen and lounge, exposed ceiling beams.

Kitchen

Fitted units at base level with worktop space, integrated fridge freezer, sink unit with drainer, integrated dual ovens, electric hob, integrated dishwasher, tiled splash backs, wooden flooring, window to front aspect, exposed ceiling beams.

Front room

Antica tiled flooring, exposed ceiling beams, window to front aspect, door providing access outside.

FIRST FLOOR:

Landing

Study area, access to shower room, lounge and bedroom 1.

Lounge

Carpeted flooring, window to front aspect, log burner. - Please note this property could be used as another bedroom.

Shower

WC, wash hand basin, shower enclosure, heated towel rail.

Bedroom 1

Carpeted flooring, windows to front aspect, door providing access to outside.

SECOND FLOOR:

Landing

Access through to bedrooms 2,3, 4 and 5, and bathroom.

Bedroom 2

Carpeted flooring, feature fireplace, window to front aspect.

Bedroom 5

Carpeted flooring, window to rear aspect.

Shower

WC, walk in shower enclosure, wash hand basin, heated towel rail.

Bedroom 4

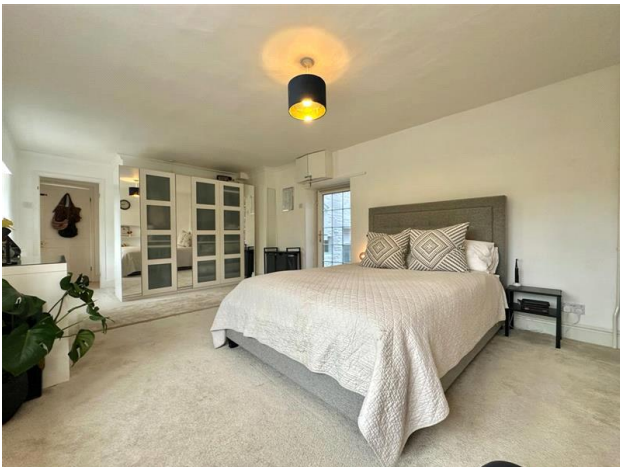
Carpeted flooring, window to rear aspect.

Bedroom 3

Carpeted flooring, feature fireplace, window to front aspect.

Outside

There is a driveway leading up to the property providing ample space for parking. Before you approach the property, there is an annexe which could be utilised as additional living accommodation for family/friends.



The grounds are approx 3 acres and laid to grass, with a variety of shrubs and trees. There is a polytunnel, pond, vegetable garden, storage sheds, and an outdoor garage/workshop. There is also a bbq area which has fantastic outdoor space for entertaining family members and guests.

Annexe

Open plan living space including kitchen area, bedroom/dining area, utility room, shower room and mezzanine bedroom upstairs.

Services

Mains water, electric and drainage connected. There are two septic tanks. The septic tank for the main house was newly installed in 2020.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: F

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

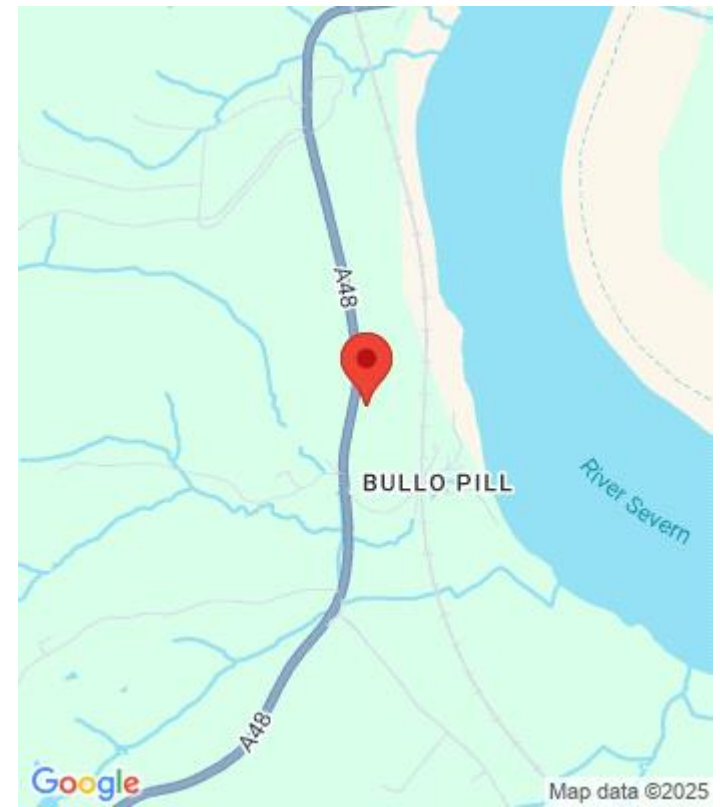


Commercial

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/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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(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.