



## At first glance

- 4 Bedrooms - 1 En-suite
- Close to travel networks
- Countryside views
- Great rural location
- Integral garage
- Scope for modernisation
- Secure, enclosed garden to rear
- Driveway and carport

## In detail

A well-loved and spacious four bedroom detached property offering integral garage, driveway and car port providing parking for multiple vehicles, enclosed rear garden and views over surrounding countryside, situated in a private cul-de-sac within semi rural location. Offered with NO onward chain.

The property is the perfect buy for families and those looking to make a house their own home. Offering generous and comfortable accommodation, this property is set over two floors. The ground floor internally comprises; entrance porch, entrance hall, lounge, dining room, breakfast room, kitchen, cloakroom, utility room and integral garage. The first floor comprises; four bedrooms (one with en-suite and walk-in wardrobe) and a family bathroom.

Externally, there is a driveway and car port which provides parking, and an enclosed rear garden which looks out onto open countryside.

Located in the desirable and peaceful Northwood Green; which has a village hall, church and public house and is only a short distance away from Westbury-on-Severn.

It is approximately 10 miles from Gloucester and is a popular village providing a range of facilities; parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs and a regular bus service to Gloucester and surrounding districts. Local comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter, access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.

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

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





### **Entrance porch**

Access through to entrance hall, window to front aspect.

### **Entrance hall**

Storage cupboard, access through to cloakroom, kitchen and lounge, stairs leading up to first floor.

### **Lounge**

Carpeted flooring, feature fireplace, radiator, window to front and side aspects, double doors through to dining room.

### **Dining Room**

Carpeted flooring, radiator, access through to breakfast area, sliding doors leading out to rear garden.

### **Breakfast room**

Tile effect flooring, breakfast bar unit, window to rear aspect.

### **Kitchen**

Fitted units at eye and base level with worktop space, sink unit with drainer, space for fridge freezer, space and plumbing for dish washer, integrated double ovens, hob with extractor fan above, tile effect flooring, tiled splash backs, window to rear aspect, access through to utility room.

### **Utility**

Fitted units, worktop space, space and plumbing for washing machine and tumble dryer, space for fridge freezer, sink unit with drainer, oil fired central heating boiler, radiator, window to rear aspect, wood effect flooring, door providing access outside, access through to garage.

### **WC**

WC, wash hand basin, radiator.

### **Garage**

Roller shutter door, power and lighting supply. Access from driveway.

### **FIRST FLOOR:**

#### **Landing**

Access through to all bedrooms and family bathroom. Airing cupboard.

#### **Bedroom 1**

Carpeted flooring, radiator, window to rear aspect, walk-in wardrobe, access to en-suite.

#### **En-suite**

WC, wash hand basin, shower enclosure, tiled splash backs, window to rear aspect.

#### **Bedroom 2**

Carpeted flooring, radiator, window to rear aspect.

#### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect.

#### **Bedroom 4**

Carpeted flooring, radiator, window to front aspect.

#### **Bathroom**

WC, wash hand basin, bath, window to side aspect.

#### **Outside**

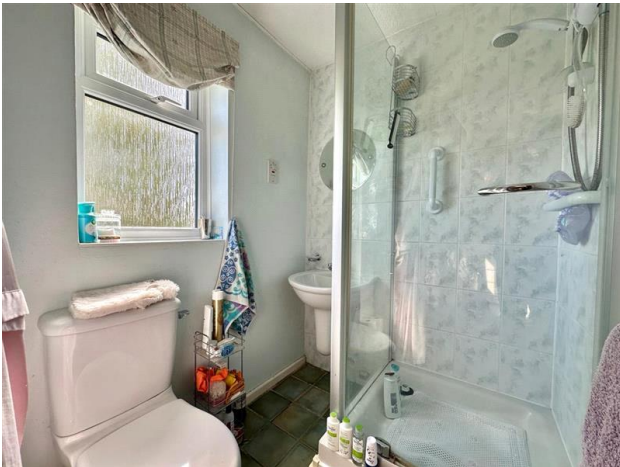
To the front of the property, there is a driveway providing parking and turning space for multiple vehicles and a car port. There is a garage which can be accessed from the driveway and utility room.

The rear garden is mainly laid to lawn with a variety of shrubs, bushes, hedges, and trees. The garden backs onto open countryside, providing beautiful views with a sense of privacy and serenity.

#### **Services**

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

\*\* The services and heating system, 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](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/fixings 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  
1087 sq.ft. (101.0 sq.m.) approx.

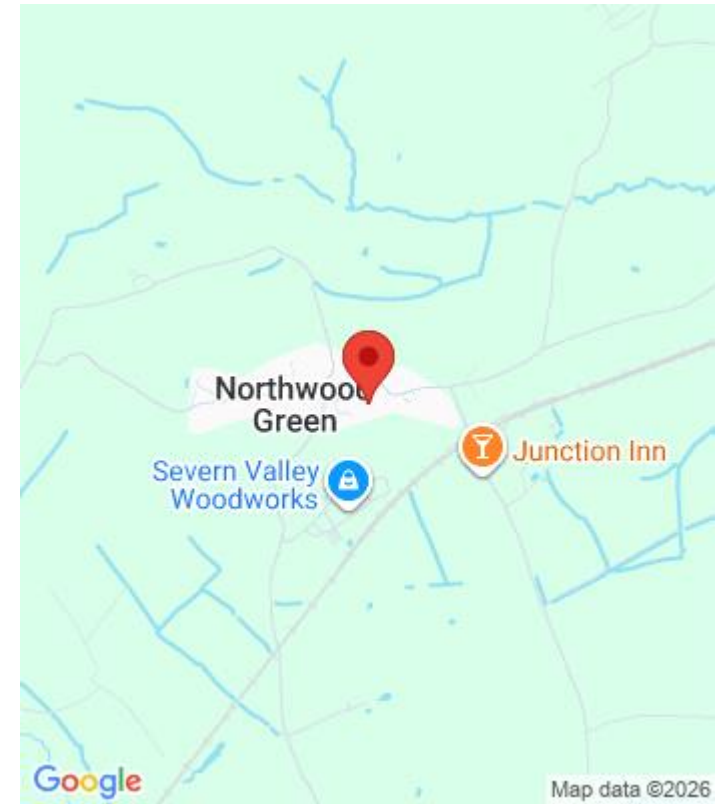


1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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		
(55-68)	D	67	74
(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.