



At first glance

- Detached
- River views
- Circa 3.2 Acres of grounds
- Within walking distance to Newnham-on-Severn
- Wide variety of rural walks
- Large detached garage with planning consent to convert to holiday let
- 4 Bedrooms - 1 En-suite
- Extended and fully renovated
- Equestrian Land

In detail

A recently modernised 4/5 double bedroom chalet style bungalow with circa 3.2 acres of grounds to include; pastureland and small woodland coppice, detached 4 car garage (with planning consent for holiday let conversion) and situated down a quiet 'no through' private road, within easy walking distance to the popular village of Newnham-on-Severn.

This contemporary home offers a flexible and stylish accommodation to suit a variety of prospective buyers. It offers large open plan living space and bedrooms on the ground floor which is perfect for those looking to buy a property with the option of multi-generational living. The current vendor has significantly enhanced the property throughout to include; reconfiguration of original layout and complete cosmetic enhancement throughout. The ground floor comprises; entrance hall, open plan kitchen/diner/family area, cloakroom, utility room, three bedrooms, snug/study/5th bedroom and bathroom. The first floor comprises; galleried landing, dressing room, and principle bedroom with ensuite. Externally, there is detached 4 car garage with granted planning consent for a holiday let conversion (P0948/24/FUL), parking space for multiple vehicles, and large wrap around gardens and fields of 3.2 acres.

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 walks and hacking routes. The village of Newnham (which is walking distance) is set on the River Severn, the character High Street provides a good range of shops which include; post office, wine bar/bistro, pubs, Indian restaurant, village shop, cafes, hairdressers, dog groomers and a beautician. The village also offers a primary school and chemist. Newnham on Severn is widely regarded as one of Gloucestershire's most picturesque and "coolest" places to live (as recently highlighted by The Times).

The town of Lydney is approx 15 minutes drive away which offers a train link to further destinations. 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: E (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: Septic Tank
Broadband speed: 500mb+



Entrance hall

Access through to open plan kitchen/diner/family area.

Kitchen/diner/family area

Fitted units at eye and base level with worktop space, induction hob with extractor hood above, sink unit with drainer, built-in dual ovens, breakfast bar unit with integrated wine cooler, space for freestanding fridge freezer, windows to rear and front aspect, velux windows, bu-fold doors leading out to rear garden, space for dining table and chairs, feature multi-fuel burner, exposed brick wall, radiator, wood effect flooring, access through to inner hallways.

Hall

Access through to three bedrooms and bathroom.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bathroom

Shower enclosure, bath with taps, WC, wash hand basin with vanity unit underneath, tiled splash backs, windows to rear aspect.

Hall

Access through to utility room, cloakroom, and study, stairs leading up to first floor.

Utility

Fitted units at base level with worktop space, sink unit with drainer, space and plumbing for washing machine, window to rear aspect, Central heating boiler, tiled flooring, radiator, door leading to outside.

Cloakroom

WC, wash hand basin with vanity unit underneath, heated towel rail, tiled flooring, window to side aspect.

Snug

Could be utilised as a study or fifth bedroom if desired.

Carpeted flooring, radiator, storage cupboard, windows to front and side aspects.

FIRST FLOOR:

Landing

Access through to two bedrooms.

Dressing room

Carpeted flooring, radiator, velux window.

Bedroom 1

Carpeted flooring, built-in wardrobes, eaves storage, velux window, radiator, access through to en-suite.

En-suite

Wash hand basin with vanity unit underneath, WC, freestanding bath with shower attachment, wood-effect flooring, window to side aspect, velux window.

Garage

Power and lighting supply. Access from driveway and side door to rear garden.

Outside

To the front of the property, there is a driveway providing parking that leads up to the garage, but there is also another gated area for alternative parking if necessary.

The gardens are large (approx 3.2 acres) and wrap around the property, laid to gravel, patio and lawn and they offer fantastic space outside to



sit, relax and entertain guests. There is a variety of shrubs, bushes, flowers and trees, and the gardens are enclosed. The land also includes pastureland and small woodland coppice.

Services

Mains water and electric connected. Septic tank (with newly installed soakaway) and oil central heating.

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

Viewings

By prior appointment with Hills.

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.

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.

Water Rates

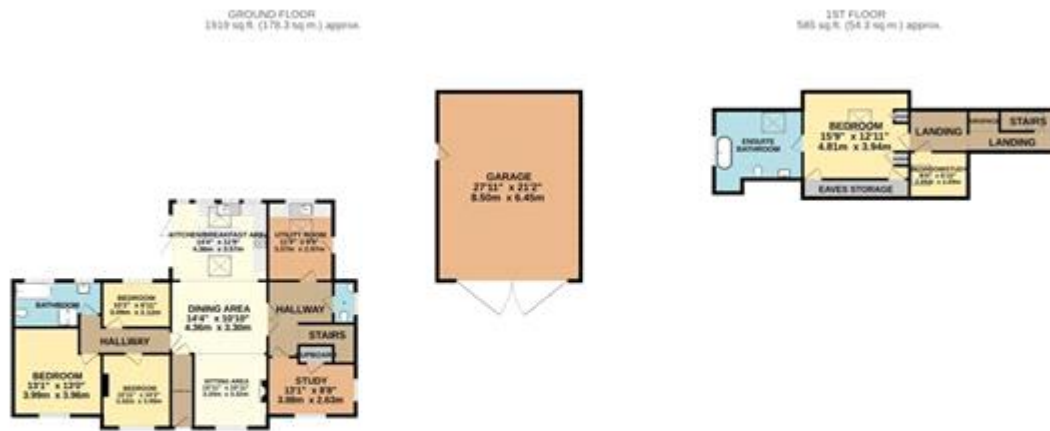
Severn Trent - to be advised.



Commercial

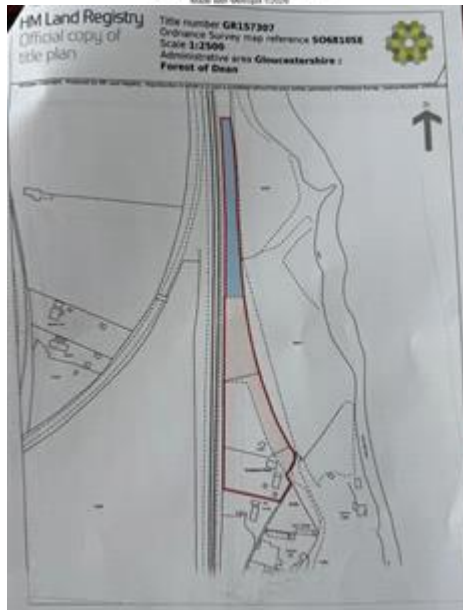


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL FLOOR AREA: 2504 sq ft. (232.6 sq m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(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.