HILLS
PROPERTY CONSULTANTS

Rodley, Westbury-on-Severn
OIRO £625,000

4 bedroom detached house for sale | Freehold **SSTC**

At first glance

- 4 bedrooms
- Garden room
- Great rural location
- Open plan kitchen/diner
- Open views
- Outbuildings
- Circa 0.5 Acre of level grounds
- Double detached garage

In detail

A spacious and beautifully presented four bedroom, recently extended detached property offering extensive level gardens to rear with various outbuildings, driveway to front with plenty of parking space, detached double oak-framed garage and fantastic countryside views, situated in a well-sought after rural area.

This property is perfect for families looking to buy their forever homes or prospective buyers looking for a peaceful setting with plenty of scope. Offering comfortable, light and modern accommodation, this property is a MUST-SEE. The current vendor has maintained the property to a high level throughout and has also recently installed a stunning (**brand**) kitchen with quality integrated appliances, substantial garden room extension and gorgeous oak-framed double detached garage.

Internally, the property is set over two floors. The ground floor comprises; entrance hall, cloakroom, inner hall with gallery landing, kitchen/diner, sun room, and lounge. The first floor comprises; landing, four bedrooms and family bathroom with bath and shower.

Externally, there is a driveway to front with parking space, alongside a detached double garage with power and lighting supply. The gardens are extensive and to the rear of the property, laid to both patio and lawn, and there's a further lawned area with separate side access perfect for keeping animals. The outdoor space is enclosed and surrounded by fields, having beautiful views over the countryside.

Situated in Rodley, a peaceful and majestic hamlet offering classic British countryside scenery near the River Severn, this property is within close proximity to Westbury-on-Severn and other neighbouring villages. Rodley is approximately 10 miles from Gloucester and Westbury-on-Severn is a popular village providing a range of facilities; a parish hall, church, primary school, dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs and a 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: E (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Septic Tank

Entrance hall
Window to front aspect, storage cupboard, access through to cloakroom and inner hall.

Cloakroom
WC, wash hand basin with vanity unit, window to front aspect, tiled splash backs, wall-mounted storage units, Karndean wood-effect flooring. Please note this room could be reconfigured to create a utility room.

Hall
Karndean wood-effect flooring, stairs leading up to first floor, storage cupboards, access through to kitchen/diner.

Kitchen/diner
Fitted units at eye and base level with Quartz worktops, integrated fridge freezers, integrated oven, hob and extractor fan above, sink unit with drainer, integrated dishwasher, windows to side aspect, Karndean wood-effect flooring, space for dining table and chairs, opening to sun room, access through to lounge.

Sun room
Karndean wood-effect flooring, radiator, floor to ceiling windows to side and rear aspects, bi-fold doors with integrated blinds, providing access out to patio and garden.

Lounge
Carpeted flooring, log-burner, radiator, windows to front and rear aspects, rear French doors providing access out to garden.

FIRST FLOOR:

Landing
Airing cupboard, access through to all bedrooms and bathroom.

Bedroom 1
Carpeted flooring, radiator, window to rear aspect.

Bedroom 2
Carpeted flooring, radiator, window to front aspect.

Bedroom 3
Carpeted flooring, radiator, velux windows to rear aspect.

Bedroom 4
Carpeted flooring, radiator, window to rear aspect.

Bathroom
Corner bath with taps and shower attachment, walk-in shower enclosure, WC, wash hand basin with vanity unit, tiled splash backs, tiled flooring, window to front aspect.

Outside
To the front of the property, there is gated access which leads you onto a gravelled driveway providing parking for multiple cars. There is a detached double garage with power and lighting supply and side access around to the rear garden.
The rear garden is extensive and offers plenty of space for outdoor activities. There is a patio area directly outside the rear of the property which offers wonderful indoor outdoor entertaining space, and which leads to well-maintained lawned areas.
The lawned areas are split into two, where there is a garden space for families and guests with a variety of hedges, bushes and trees, and then there is also a large lawned area which is a great space for keeping animals and growing your own produce if desired.
The gardens are surrounded by fields, offering a peaceful and serene space outside with wonderful countryside views.

Outbuildings
There are a variety of outbuildings to include; storage rooms, wood store and an avery.

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

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: E

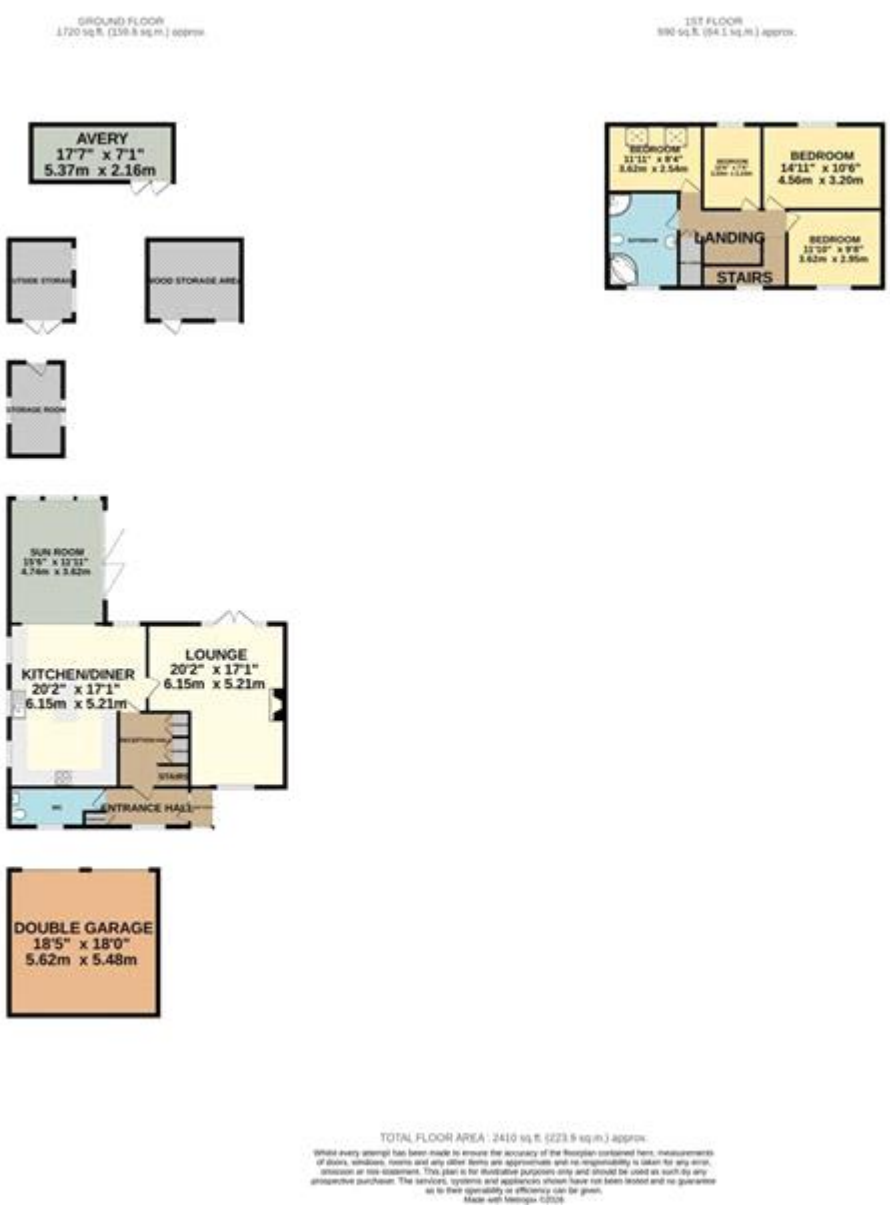
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

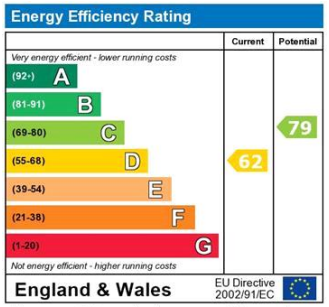
Water Rates
Severn Trent - to be advised.

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
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk