



At first glance

- 4 bedrooms - 2 en-suite
- Detached double garage
- Light and modern accommodation
- Open plan layout
- Semi-rural location
- Wrap around garden
- Fantastic views

In detail

A beautifully presented, high specification four bedroom (2 en-suite) detached property offering shared drive with facility to park minimum of 4 vehicles, detached double garage and enclosed gardens, situated in a semi-rural location close to the popular village of Newnham-on-Severn.

This property is perfect for those looking for a turn-key property, which is wonderfully maintained and offers low-maintenance gardens. Internally, it is set over two floors and benefits from modern and spacious accommodation.

The ground floor comprises; entrance hall, cloakroom, utility room, family room, study, and open plan kitchen/diner/lounge. The first floor comprises; four double bedrooms (two with en-suites) and a family bathroom.

Externally, there is access via a shared driveway where there is ample turning and parking space, and a detached double garage with power and lighting supply. There are steps leading up to the property, where the gardens wrap around the house and are laid to both patio and lawn.

Located in Bullo Pill, between Blakeney and Newnham on Severn. Approximately 15 miles from Chepstow and approximately 15 miles from Gloucester . The village of Newnham is set on the River Severn, the character High Street provides a good range of shops which include a 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, EV Charging, Garage

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Septic Tank





Entrance hall

Wooden flooring, access through to cloakroom, utility room, family room, study and open plan kitchen/diner/lounge, stairs leading up to first floor.

Cloakroom

WC, wash hand basin with vanity unit, heated towel rail, wooden flooring, window to front aspect.

Utility

Fitted unit at base level with worktop space, space and plumbing for washing machine and tumble dryer, sink unit with drainer, wood-effect flooring, window to front aspect, door to side.

Family room

Wooden flooring, window to side aspect, French doors to rear.

Study

Wooden flooring, window to rear aspect.

Kitchen/diner/family area

Open plan layout offering fantastic entertainment space. Wooden flooring throughout.

Kitchen area:

Fitted units at eye and base level with quartz worktop space, sink unit with drainer, dual integrated ovens, island breakfast bar unit with storage units and gas hob with extractor above, integrated fridge freezer and dishwasher, windows to front and side aspects.

Dining area:

Space for dining table and chairs, French doors to side.

Lounge area:

Feature fireplace with wood burning stove, French doors to rear.

FIRST FLOOR:

Landing

Carpeted flooring, airing cupboard, access through to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, window to front aspect, access to en-suite.

En-suite

WC, wash hand basin with vanity unit, walk-in shower enclosure, fully tiled, window to side aspect.

Bedroom 2

Carpeted flooring, window to rear aspect, access to en-suite.

En-suite

WC, wash hand basin with vanity unit, corner shower enclosure, heated towel rail, window to side aspect, tiled flooring and splash backs.

Bedroom 3

Carpeted flooring, window to rear aspect.

Bedroom 4

Carpeted flooring, window to front aspect.

Bathroom

WC, wash hand basin with vanity unit, walk-in shower enclosure, bath, fully tiled.

Outside

To the front of the property, there is a shared driveway (for three houses) which offers parking and a detached double garage behind with power and lighting supply.

There are steps which lead up to the property and its gardens. The gardens wrap around the property and are laid to both patio and lawn,



offering a well-maintained and low-maintenance space outside to relax. There are a variety of different plants, shrubs and flowers and the garden is enclosed by stone walls.

Services

Mains water and electric connected. Septic tank. LPG gas.

** 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 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.

Please note

Please note the property is accessed via private road.



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.

GROUND FLOOR
1394 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		104
(92-) A		
(81-91) B	86	
(69-80) C		
(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.