



At first glance

- 4 bedrooms - 2 en-suite
- Close to local amenities
- Double garage
- Driveway
- Highly desirable location
- Light and modern accommodation
- Open plan kitchen/diner
- Wrap around garden
- Solar panels

In detail

A substantial four double bedroom (two en-suites) detached property offering private gated driveway, double garage, well-maintained and wrap around landscaped gardens, and a wonderful countryside backdrop, located in a desirable position close to further travel networks and amenities.

This property has been thoughtfully designed and constructed in 2022 and is to a high specification throughout. It has been enhanced by the current vendors to own its own solar panels, making this property extremely energy efficient. It is also modern throughout and is beautifully presented, offering a premium turn-key home for those looking to purchase a property the family can move into straight away.

Internally, the property comprises; grand entrance hall, spacious living room, open plan kitchen/diner/garden room, utility room, cloakroom, study (which could be utilised as 5th bedroom), four double bedrooms (two with en-suites and one with dressing area), and a family bathroom. Externally, there is a gated private driveway offering parking for several vehicles, a double garage with power and lighting supply, outhouse housing services, and wrap around gardens that are laid to both patio and lawn with a variety of shrubs, trees and plants.

Located in the desirable hamlet of Chaxhill which benefits from an award winning restaurant (the Severn Wye Smokery), village shop with petrol station and a wide variety of rural walks. The neighbouring village; Westbury-on-Severn, offers many different local amenities to include: parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs, public house, and a bus service to Gloucester (9 miles) 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: ASHP, Solar

Water supply: Mains

Sewerage: Septic Tank





Entrance hall

Tiled flooring, access through to living room and kitchen, stairs leading up to first floor, window to rear aspect.

Living room

Tiled flooring, window to front aspect, French doors to rear aspect.

Kitchen/diner

Fitted units at eye and base level with quartz worktops, integrated coffee machine and microwave, integrated fridge freezer, free standing range master with extractor hood above, sink unit with drainer, integrated dishwasher, island unit with storage and integrated wine cooler, window to front aspect, tiled flooring and splash backs, access through to utility room, opening to garden room.

Garden room

Tiled flooring, windows to side and rear aspects, French doors to garden.

Utility

Fitted units to base level with quartz worktops, space and plumbing for washing machine and tumble dryer, sink unit with drainer, tiled flooring, window to side aspect, access through to cloakroom and study, door to outside.

Cloakroom

WC, wash hand basin, tiled flooring and tiled splash backs, window to rear aspect.

Study

Wooden flooring, window to side aspect, internal access through to garage. - please note this room could be utilised as 5th bedroom

FIRST FLOOR:

Landing

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

Bedroom 1

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

En-suite

Walk-in shower enclosure, wash hand basin, WC, heated towel rail, tiled splash walls.

Bedroom 2

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

En-suite

Walk-in shower enclosure, WC, wash hand basin, tiled walls, heated towel rail, velux window.

Bedroom 3

Carpeted flooring, window to side aspect.

Bedroom 4

Carpeted flooring, window to side aspect.

Bathroom

Walk-in shower enclosure, wash hand basin, WC, freestanding bath, heated towel rail, velux window, tiled walls.

Outside

The front of the property can be accessed via a private driveway which provides parking and turning space for multiple vehicles. There is a well-maintained lawned area to the front of the property with an outbuilding housing the services. There is also a double garage with power and lighting supply.

To the rear, the gardens are well-maintained and laid to both patio and lawn, offering fantastic space outside for relaxing and entertaining. The property is enclosed and has a lovely countryside backdrop, providing a sense of serenity and peace.

Services

Solar panels & x2 batteries and air source heat pump. Mains water and electric connected. Tricel treatment plant. Please note there is underfloor heating throughout the ground floor.

** 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.

Garage

Large double garage externally cladded in Siberian Larch. Internally there is a electric supply and plant room for the main house.



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.



1ST FLOOR
939 sq. ft. (87.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		101
(81-91)	B	90	
(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.