



At first glance

- 3 bedrooms and 1 en-suite
- Allocated parking
- Close to local amenities
- Highly desirable location
- Recently modernised
- Views over the River Severn
- Penthouse maisonette
- 1785 sq.ft
- No Onward Chain

In detail

An exceptionally spacious penthouse maisonette larger than many houses and for a fraction of the price. Offered with NO onward chain.

Vast accommodation of circa 1785 sq.ft. with 3 double bedrooms, 2 bath / shower rooms, additional w/c cloakroom, semi open plan living room (18' x 23') with an open fire, large and sociable kitchen dining room (18' x 13'), lots of storage and with the benefit of two parking spaces.

Sympathetically presented and styled the apartment enjoys a wonderful sense of space and light with retained character detail, high ceilings and large sash windows - interesting and far reaching vistas from many of the rooms across the village, over the River Severn and towards the Cotswold Hills.

Set on the top floor of an impressive Grade II listed period building originally dating from the late 18th century with later Victorian additions. The Manor House is centrally located in the thriving village of Newnham and nicely set back from the main road.

There's something happening in Newnham – a welcoming and friendly village with a strong community spirit and a warm hello from everyone you meet. There's a well stocked local shop / post office with banking facilities, a couple of cafés, The George Community Hub, 2 pubs, a couple of shops, a gallery, Chemist and The Post restaurant – now in the Michelin Guide – which has put certainly put the village on the map and might have something to do with Newnham being selected for the Times' 11 coolest neighbourhoods in 2025.

A little further up the road is the Severn and Wye Restaurant and deli – a fine fish restaurant and excellent fish counter. If you're visiting, then I'd suggest stopping at the Severnside Press which is rather special.

The village is steeped in history having been a Roman, Anglo-Saxon and Norman settlement. Much of the village dates from the late 18th century when the village was a prominent port evidenced by the fine array of Georgian and early Victorian buildings along the attractive High Street.

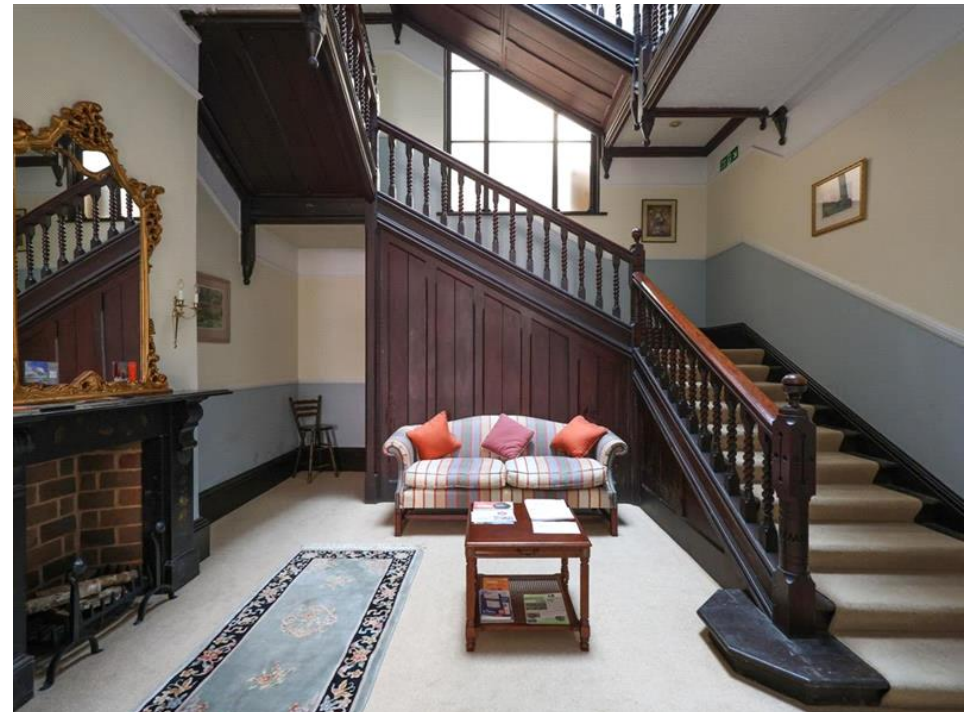
There are riverside walks in either direction – The White Hart is a gentle 20 minute stroll along the river – and you're on the doorstep of the Forest of Dean / Wye Valley with so many places to explore with excellent walking and cycling trails within very easy reach.

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

Tenure: Share of Freehold (999 years)

Service Charge: £1,528.44 per year

999 year lease with share of freehold.



Maintenance charge includes building insurance contribution.
Parking options: Driveway, Off Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Access

The property can be accessed via a communal entrance on Newnham's high street. There are stairs leading up to the property and a communal seating area downstairs.

Entrance hall

Carpeted flooring, radiator.

Sitting room

Feature fireplace, carpeted flooring, radiator, window to front aspect with wonderful views over Newnham and the River Severn and beyond, opening through to study.

Study

Carpeted flooring, radiator, window to front aspect with views over Newnham and the River Severn and beyond, door through to kitchen/diner.

Kitchen/diner

Open plan layout.

Dining area: carpeted flooring, radiator, storage cupboard, space for dining table and chairs.

Kitchen area:

Fitted units at eye and base level with worktop space, space and plumbing for washing machine, integrated fridge freezer, space for dishwasher, integrated oven with gas hob and extractor hood above, sink unit with drainer, window to front aspect with views over Newnham and the River Severn and beyond, tile effect flooring.

Cloakroom

WC, wash hand basin, window to side aspect, part tiled walls.

Bedroom 1

Carpeted flooring, radiator, window to side aspect, feature fireplace, built-in cupboard, stairs down to en-suite.

En-suite

Freestanding bath with shower attachment, WC, wash hand basin, shower enclosure, tile effect flooring, tiled splash backs, window to side aspect, radiator.

Bedroom 3

Carpeted flooring, radiator, built-in storage cupboards, window to side aspect.

Bathroom

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

FIRST FLOOR:

Landing

Spiral staircase leads you up to the first floor landing where you can access bedroom 2.

Bedroom 2

Carpeted flooring, velux roof lights, radiator, access to eaves storage.

Outside

The front of the property is on Newnham's high street, and to the rear, there are allocated parking spaces for each flat.

Services

Mains water, electric, drainage and gas connected.

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

Viewings

By prior appointment with Hills.

Please note

Tenure: Share of Freehold.



Lease 999 years from 1991.

Maintenance charge

£127.37 per month including building insurance.

AGM meet every year.

Please note

The vendors have made us aware of both internal and external updates and work they have done over the last few years. These include: repainting and new flooring in certain rooms, flush black out blinds fitted, solid oak worktops in kitchen (2026), old storage heater replaced with modern electric heater, and new interlinking fire system fitted (2025). A new consumer unit was fitted in 2022.

There is a programme to paint one elevation every year on a 5 year cycle with one fallow year. 2024 was a fallow year, 2025 was the south elevation (repainted, repaired render, windows and fascias), in 2026, the west elevation will be done.

**** Please note, we will not be held responsible for any warranties or comments made by our vendors. Verification of this information should be made directly by the applicants. ****

Rates

Council Tax Band: D

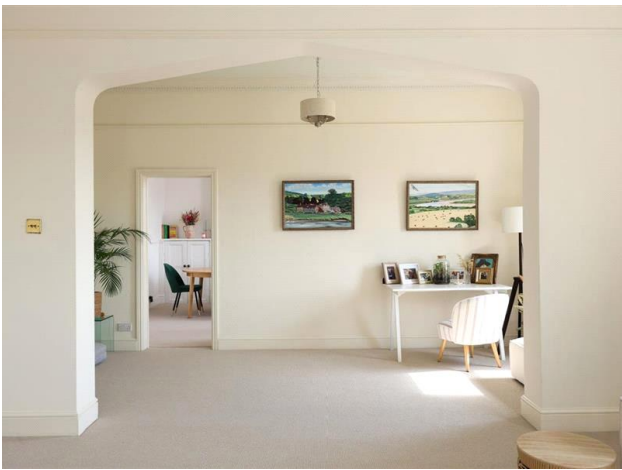
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

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/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.

Flat 5, The Manor, High Street, Newnham, GL14 1BY

Approximate Gross Internal Area = 1784.54 sq ft / 165.79 sq m

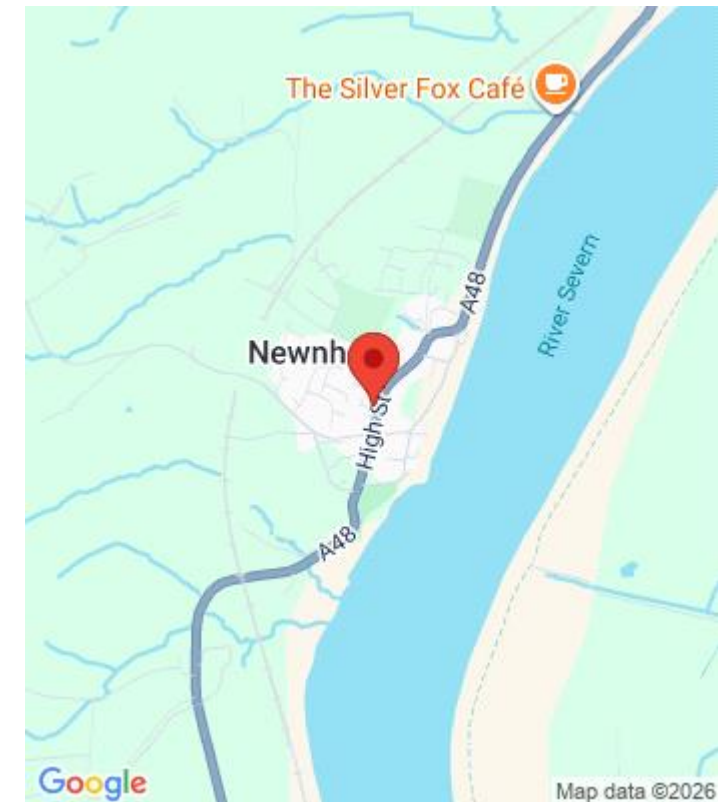


Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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.		