HILLS
PROPERTY CONSULTANTS

Rodley, Westbury-on-Severn
OIRO £865,000

5 bedroom detached house for sale | Freehold

At first glance

- 5 bedrooms (1 en-suite)
- Countryside views
- Driveway and Garage
- Light and spacious accommodation
- Opportunity for multi generational living
- Semi-rural location
- Outdoor games room
- Annexe potential
- Heated swimming pool
- Recently renovated

In detail

An impressive and immaculately presented spacious five bedroom detached property offering extensive gardens to front and rear, outdoor gym (which could be utilised as a home office or studio), outdoor accommodation with living space and shower room, double garage and outdoor swimming pool, situated in a semi-rural location.

This property is perfect for those looking for their next family home. Offering generous and modern accommodation, this property is also perfect for multi-generational living as it benefits from private access to bedroom 2 and bathroom.

Internally, on the ground floor, the property comprises; entrance hall, utility room, cloakroom, study, office, dining room, sitting room and kitchen. On the first floor, there are four bedrooms (one with dressing room and en-suite) and a bathroom, and another bedroom with bathroom (having its own access).

Externally, the property has a driveway with parking and turning space available for multiple vehicles, a double garage with power and lighting supply, and extensive gardens to front with rear with a variety of trees, plants and shrubs. The front garden benefits from an outdoor games room with WC, perfect for entertaining family members and guests. The rear garden benefits from an outdoor pool with shed for outdoor storage, and plenty of space to sit down and relax, with wonderful countryside views.

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 post office, parish hall, church, primary school, doctor and 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: F (Forest of Dean District Council)
Tenure: Freehold
Parking options: Driveway, EV Charging, Garage
Garden details: Private Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Septic Tank

Entrance hall
Access through to cloakroom, utility room and inner hallway. Wood-effect flooring, radiator.

Cloakroom
WC, wash hand basin, window to side aspect.

Utility
Fitted units at eye and base level with worktop space, integrated dishwasher, space and plumbing washing machine, sink unit with drainer, window to front aspect, access to boot room which has access to outside.

Hall
Carpeted flooring, radiator, access through to study, office, and opening to sitting room, stairs leading up to first floor. There is also access through to a separate section of the hall, with access through to dining room, kitchen and another set of stairs leading up to the first floor (bedroom 2 and bathroom).

Study
Carpeted flooring, radiator, window to side aspect.

Office 1
Carpeted flooring, radiator, window to side aspect.

Sitting room
Wood-effect flooring, radiator, bi-fold doors leading out to garden, sliding doors through to kitchen.

Dining Room
Wood-effect flooring, radiator, log burner, window to side aspect.

Kitchen
Fitted units at eye and base level with worktop space, integrated appliances to include; microwave and dishwasher, space for cooker with extractor hood above, space for freestanding American style fridge freezer, sink unit with drainer, tiled splash backs, windows to front and rear aspects, tiled flooring.

FIRST FLOOR:

Landing
Access through to main bedroom, bedrooms 3, 4 and 5, and bathroom.

Master bedroom
Carpeted flooring, radiator, walk-in wardrobe, bi-fold doors to rear aspect, access through to en-suite.

En-suite
Shower enclosure, WC, wash hand basin with vanity unit underneath, window to side aspect.

Bedroom 3
Carpeted flooring, radiator, built-in storage cupboard, window to side aspect.

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

Bedroom 5
Carpeted flooring, radiator, windows to front and side aspects.

Bathroom
WC, wash hand basin, shower enclosure, bath with mixer taps, window to side aspect.

Landing
There is a separate landing for bedroom 2 with bathroom, making it perfect for multi-generational living.

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

Bathroom

Shower enclosure, WC, wash hand basin, radiator, window to side aspect.

Outside
To the front of the property, there is a gated driveway providing and turning space for multiple vehicles. There is a detached double garage with power and lighting supply.
To front there is a lawned front garden and to rear there is extensive and is beautifully maintained sand stone patio area providing outdoor seating space (perfect for indoor/outdoor living) and lawned areas with a variety of trees, plants and shrubs. There is an outdoor gym which could also be utilised as a home office or studio space, and a swimming pool with an outdoor shed and a separate seating/relaxing space.
There are wonderful far-reaching countryside views, making the space outside perfect for those who like a serene and peaceful garden space.

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.

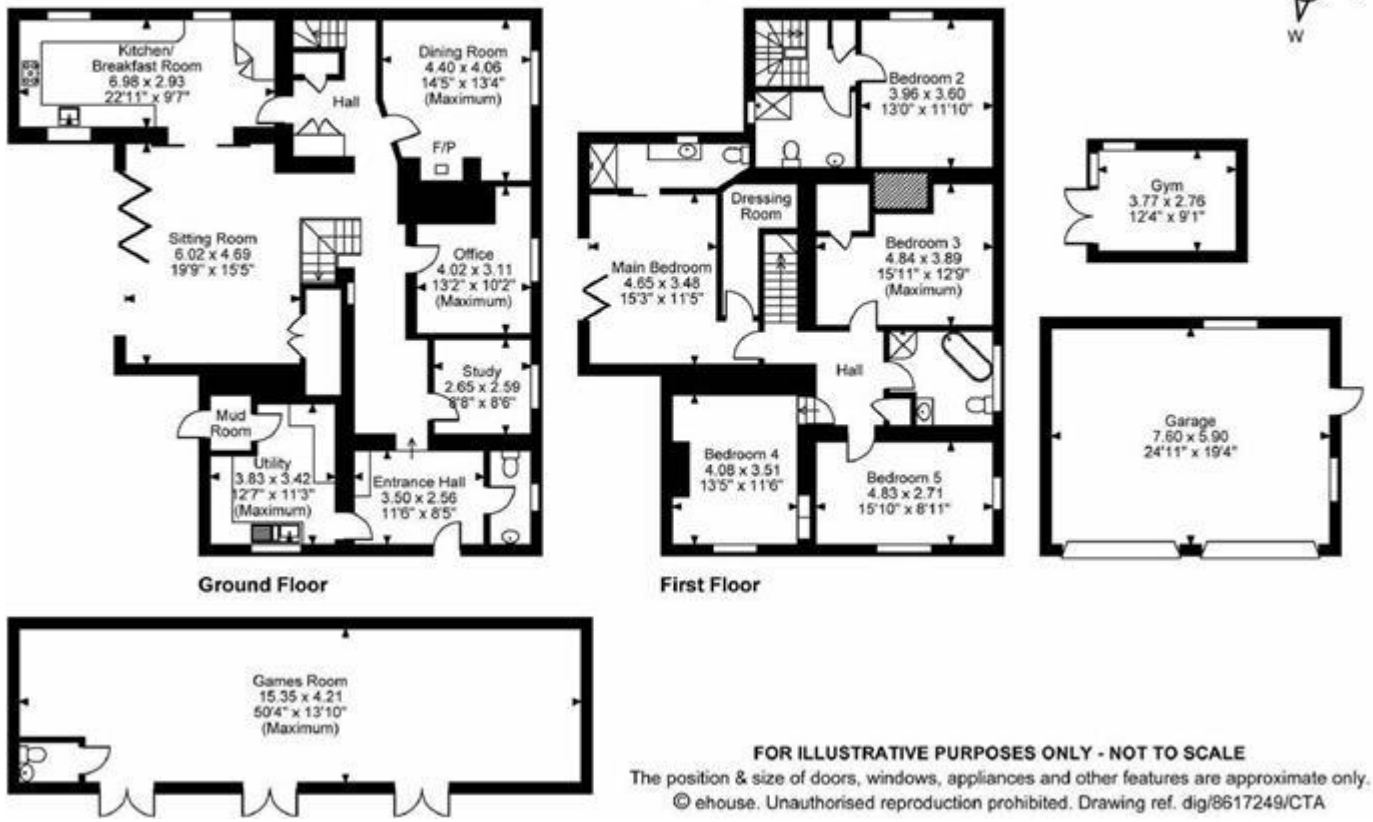
Double garage
with power supply and vehicle charging point.

Detached outbuilding
This space features, lounge, kitchen, two bedrooms and a shower room. It could be utilised as annex or holiday let (subject to obtaining the necessary planning consents).

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.

Rose House, Rodley, Westbury-on-Severn
Approximate Gross Internal Area
Main House = 3063 Sq Ft/285 Sq M
Garage = 483 Sq Ft/45 Sq M
Gym & Games Room = 808 Sq Ft/75 Sq M
Total = 4354 Sq Ft/405 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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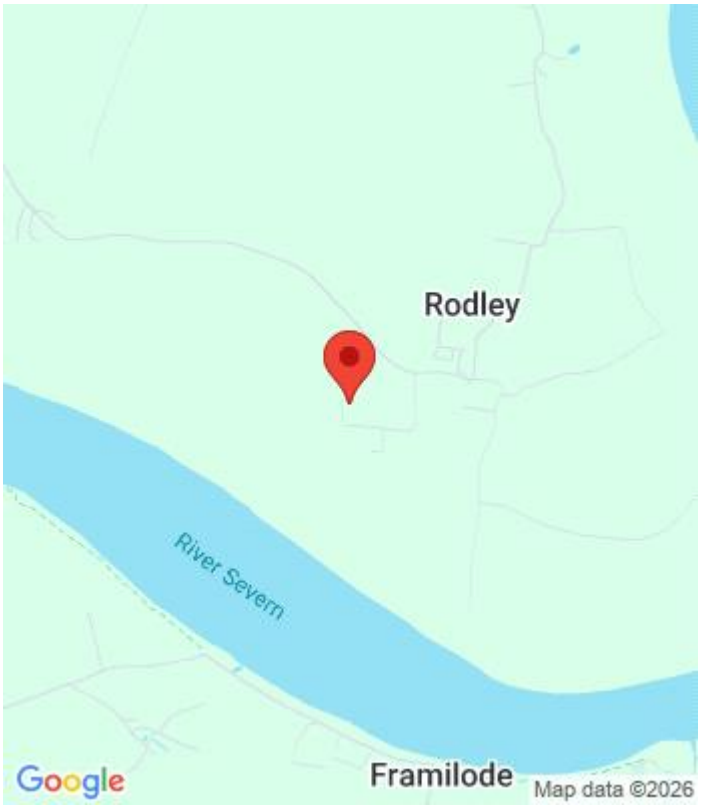

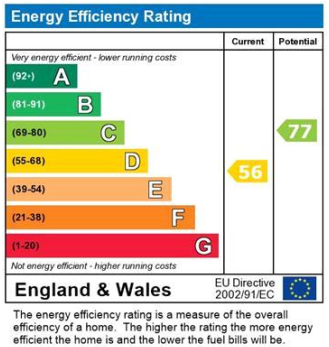

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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