



The Old Police Station, The Village, Westbury-on-Severn
£625,000

4 bedroom detached house for sale | Freehold

At first glance

- Characterful and charming features
- Close to travel networks
- Countryside views
- Extensive wrap around gardens
- Four bedrooms
- Outdoor storage and workshop
- Village location
- Handmade bespoke kitchen

In detail

An opportunity to acquire a substantial and historic detached former Police Station which now offers well-presented accommodation throughout to include four double bedrooms, multiple reception rooms, outbuildings and many interesting and original features.

Formally an old police station and dating back to 1898; this property has been thoughtfully and carefully transformed into a charming and attractive four bedroom home, incorporating the original features into their current rooms. It is the perfect buy for those who want a property like no other; taking its individuality in full glory.

Internally, the property is set over two floors and offers comfortable and unique accommodation. The ground floor comprises; entrance porch, dining room, inner hall, gym, utility, shower room, entrance hall, lounge, kitchen/diner and pantry. The first floor comprises; four bedrooms, bathroom and storage space.

Please note, the gym, utility and shower room were originally where over night cells were positioned and still feature the original lockable doors and reinforced windows etc.

Externally, there is a gated pathway providing access to the property, where the gardens wrap-around the home and are laid mainly to lawn with a variety of shrubs, bushes and trees, and also having patio area for seating space. There are a variety of outbuildings to include; outdoor shed, greenhouse and workshop. (One of the outbuildings was originally used as a wash house and WC for inmates.) There is also a walled and gated "exercise yard" .

Situated in the village of Westbury-on-Severn, a peaceful and majestic village offering classic British countryside scenery near the River Severn, this property is within close proximity to neighbouring villages.

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: E (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains



Water supply: Mains
Sewerage: Mains



Entrance porch

Access through to entrance hall and dining room.

Dining Room

Wooden flooring, radiator, feature fireplace, bay window to front aspect, access through to inner hallway.

Hall

Wooden flooring, access through to gym, utility room and shower room, wash hand basin, window to rear aspect.

Gym

Wooden flooring, window to side aspect.

Utility

Wooden flooring, window to side aspect, space and plumbing for washing machine and dryer, sink unit.

Shower

Wooden flooring, WC, shower enclosure, windows to rear and side aspects.

Entrance hall

Tiled flooring, radiator, stairs leading up to first floor, window to rear aspect, access through to lounge and utility room, door leading to outside.

Lounge

Feature fireplace, herringbone style flooring, window to side aspect, bay window to front aspect, radiator, access through to kitchen.

Kitchen

Hand made kitchen - Fitted units at base level with polished concrete worktop space, sink unit with drainer, island unit with storage space, fitted cupboards, gas hob with extractor hood above, integrated oven, integrated fridge freezer, radiator, tiled flooring, windows to side and rear aspects, access through to pantry.

Pantry

Fitted units at eye and base level with worktop space, space for white goods, tiled flooring.

FIRST FLOOR:

Landing

Window to rear aspect, access through to all four bedrooms and bathroom.

Bedroom 1

Wooden flooring, windows to front and side aspects, radiator.

Bedroom 2

Wooden flooring, window to front aspect, built-in wardrobe, radiator.

Bedroom 3

Currently utilised as a dressing room.

Wooden flooring, window to side aspect, radiator.

Bedroom 4 / Office

Currently utilised as a home office.

Original herringbone style flooring, radiator, window to side aspect.

Bathroom

Bath with shower attachment, two sink units, WC, storage cupboards, window to side aspect, wooden flooring.

Outside

To the front of the property, there is a gated pathway which provides access to the front of the house. The pathway is surrounded by a variety of shrubs, trees, bushes and hedges.

The garden wraps around the property but is mainly to the right hand side and is laid predominantly to lawn with shrubs, bushes and trees.

There is a greenhouse and outdoor shed for storage and the current vendors have put up a temporary fence for pets.

There are patio areas outside for sitting and relaxing and the garden also benefits from an outdoor storage shed/workshop.

Rates



Mains water, electric, drainage and gas connected.

** The heating system and services, 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.



Commercial

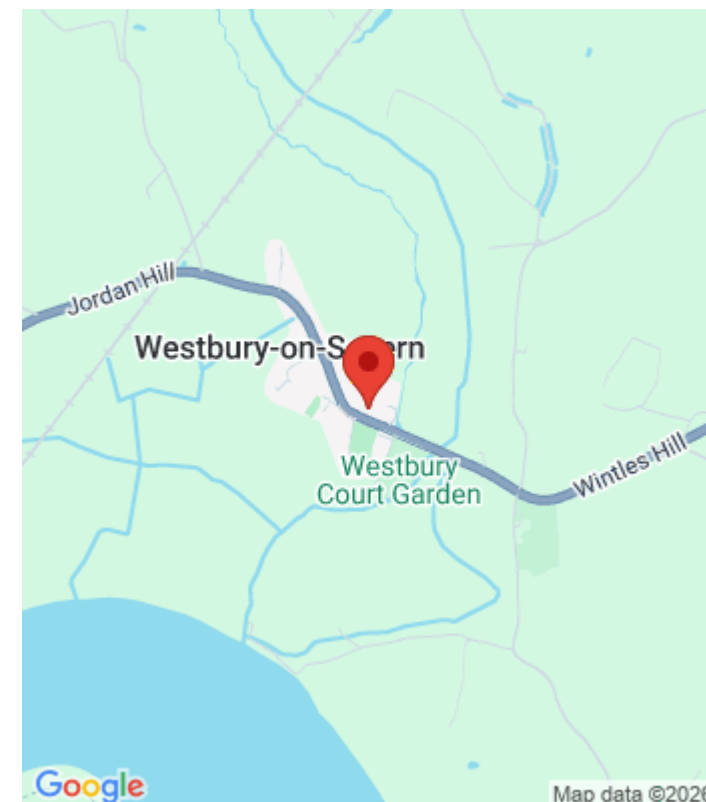
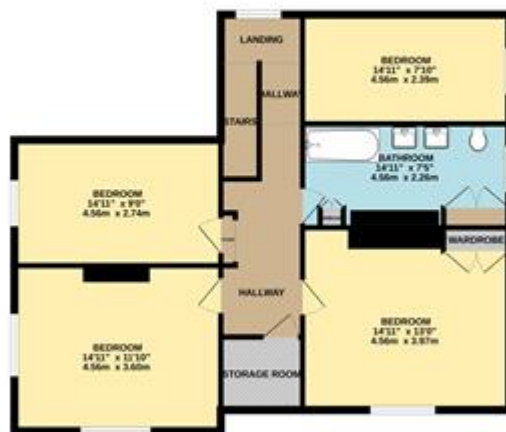


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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
1350 sq.ft. (125.4 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	60	77
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.