

Cleeve House High Street
Newent GL18 1AN

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £945,000

A HANDSOME SEVEN BEDROOM PERIOD PROPERTY SET OVER THREE FLOORS with OVER 5,000 SQ FT of LIVING ACCOMMODATION including LARGE CELLAR, PRESENTED TO A VERY HIGH STANDARD, SET IN 1/3 ACRE LANDSCAPED GARDENS, WITH GARAGE AND WORKSHOP, LOCATED A STONE'S THROW FROM LOCAL AMENITIES.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Enter the property via front door into:

DINING HALL
19'2 x 21'9 narrowing to 15' into bay window (5.84m x 6.63m narrowing to 4.57m into bay window)
Fireplace housing cast iron multi-fuel burner, engineered Oak flooring, exposed beams, two radiators, front aspect double glazed sash bay windows with window seat. Door to:

DRAWING ROOM
16'7 x 19'8 (5.05m x 5.99m)
Open fireplace housing living flame gas fire, double radiator, front aspect double glazed sash windows with modern shutters.

INNER HALLWAY
Stairs leading off, double radiator, door to:

CELLAR

BEDROOM 7
19'8 x 12'7 max (5.99m x 3.84m max)
Single radiator, secondary glazed sash windows. Door to:

EN-SUITE SHOWER ROOM
9'0 x 7'5 (2.74m x 2.26m)
Re-fitted to comprise walk-in double shower cubicle with Triton detachable shower system, laminate splashbacks, vanity wash basin with mixer tap and cupboard below, WC, single radiator, door to cupboard housing Vaillant gas-fired boiler, rear aspect frosted sash window.

FROM THE INNER HALLWAY, STEPS LEAD UP INTO:

SNUG / BREAKFAST ROOM
14'4 x 13'1 (4.37m x 3.99m)
Fireplace housing a cast iron log burner, exposed beam, double radiator, rear aspect double glazed window. Steps up into:

KITCHEN / BREAKFAST ROOM
19'4 x 17'6 (5.89m x 5.33m)
Re-fitted to comprise a range of base mounted units with marble worktops and splashbacks, large stainless steel sink with mixer tap, Fisher and Paykel dishwasher (available via separate negotiation), electric Aga oven, space for American fridge / freezer, integrated NEFF oven, inset spotlighting, tiled floor, front and rear aspect double glazed windows. Glazed wooden door to:

INNER HALLWAY
Double doors to pantry, turning staircase leading off.

FROM THE KITCHEN, HALF GLAZED DOOR TO:

UTILITY ROOM
18'0 x 6'7 (5.49m x 2.01m)
Tiled flooring, Worcester gas-fired boiler, double radiator, plumbing for washing machine, worktop area with space for under counter fridge / freezer, base units, rear aspect double glazed window, front aspect double glazed door to patio and gardens. Half glazed door to:













CLOAKROOM
WC, wall mounted wash hand basin with mixer tap, extractor fan, quarry tiled flooring.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Stairs to the second floor, rear aspect boxed bay window.

MASTER BEDROOM
19'4 x 16'8 (5.89m x 5.08m)
Feature cast iron fireplace, two front aspect double glazed sash windows with fitted modern shutters, two double radiators. Door to:

EN-SUITE BATHROOM
13'3 x 10'2 (4.04m x 3.10m)
Re-fitted to comprise of an enamel bath with mixer tap and shower detachment, WC, vanity sink unit with marble worktop, cupboards and drawers below, shower cubicle with inset Mira shower system, spotlighting, extractor fan, engineered wooden flooring, heated towel rail, Victorian style radiator, door to storage cupboard, side aspect secondary glazed sash window.

BEDROOM 2
19'3 x 15'1 (5.87m x 4.60m)
Feature cast iron fireplace, built-in wardrobes and storage, two single radiators, three front aspect double glazed sash windows.

BEDROOM 3
14'7 x 13'9 (4.45m x 4.19m)
Built-in wardrobe, cast iron fireplace, double radiator, two rear aspect sash windows.

SITTING ROOM
26'0 x 17'7 (7.92m x 5.36m)
Alternatively accessed via the turning staircase from the inner hallway from the kitchen and dining hall. Stunning inset cast iron open fire with decorative metal surround, vaulted ceiling with exposed beamwork, two radiators, built-in storage, rear aspect double glazed window, two front aspect secondary glazed windows.

BATHROOM
13'2 x 9'3 (4.01m x 2.82m)
Re-fitted to comprise large double shower cubicle accessed via sliding glazed screen with inset overhead and detachable showers, recessed shower storage, 'his' and 'hers' vanity wash hand basins with cupboards below, mirrored medicine cabinets with lights, WC, engineered wood flooring, half panelled walls, Victorian style radiator, double radiator, extractor fan, door to airing cupboard with electric heater, slatted shelving and storage space, two rear aspect frosted windows.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO:

SECOND FLOOR LANDING
Exposed beams, Velux roof light, front aspect window. Door to:

ATTIC SPACE
Fully boarded and housing the Vaillant gas-fired boiler.

BEDROOM 4
14'5 x 13'2 (4.39m x 4.01m)
Fully panelled walls and ceiling, exposed beams, original fireplace, double radiator, front aspect window.

BEDROOM 5
17'9 x 9'5 (5.41m x 2.87m)
Double radiator, additional built-in wardrobe space, side aspect window.

BEDROOM 6
17'9 x 8'0 (5.41m x 2.44m)
Radiator, front aspect window.

BATHROOM
Wood panelled bath with mixer tap, shower detachment, wash hand basin with mixer tap, WC, half panelled walls, fitted linen cupboards, shaver point, exposed beams, double radiator, side aspect leaded window, front aspect Velux roof light.

THE INNER HALLWAY TURNING STAIRCASE LEADS DOWN INTO:

CELLAR ONE
11'6 x 7'1 (3.51m x 2.16m)
Opening through to:

CELLAR TWO
21'4 x 19'3 into front bay (6.50m x 5.87m into front bay)

CELLAR THREE
20'0 x 12'4 (6.10m x 3.76m)
This room also houses the gas meter and consumer unit.

OUTSIDE
Double opening electric gates, from the High Street, lead to a gravelled parking and turning area, continuing to a tarmac driveway and turning area.

The front gardens are laid to lawn with well stocked mature borders surrounding. The tarmac driveway leads to:

ATTACHED GARAGE
18'6 x 15'0 (5.64m x 4.57m)
Accessed via remote electric operated door. Fitted kitchen units, space for further washing machine and appliances, single drainer sink unit with hot and cold feed, hay loft above the garage, personal door into:

WORKSHOP
18'6 x 15'0 (5.64m x 4.57m)
Also accessed from the pedestrian front door. Original cobbled floor, vaulted wood panelled ceiling, power and lighting, front windows and loft access.

From the tarmac driveway, steps lead up to landscaped formal gardens with mature lawns, borders planted with an array of mature trees, flowers, shrubs and bushes, outside wood store, summer house, two patio seating areas, outside water taps and lighting, stunning mature Liquid Amber tree, gravelled area with gated access from Robinsons Close. The gardens are enclosed by walling and wood panelled fencing.

SERVICES
Mains water, drainage, electricity and gas.









MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed up the High Street, away from the Town Centre, where the property can be located after a short distance on the right hand side.

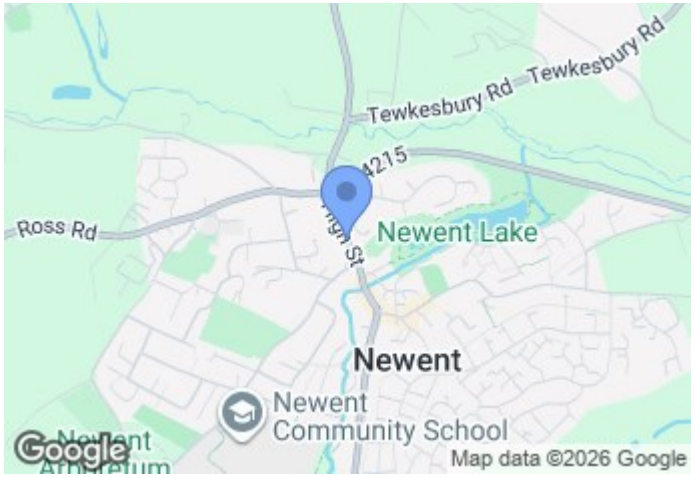
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PROPERTY SURVEYS

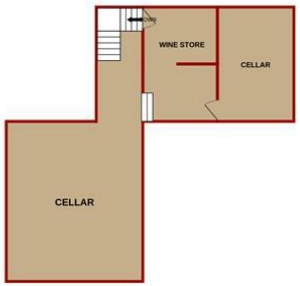
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







CELLAR
711 sq.ft. (66.1 sq.m.) approx.



GROUND FLOOR
2289 sq.ft. (212.7 sq.m.) approx.



1ST FLOOR
1726 sq.ft. (160.3 sq.m.) approx.

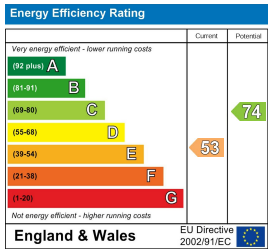


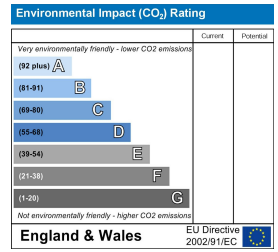
2ND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 5687 sq.ft. (528.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

