Murdock & Wasley
ESTATE AGENTS



7 Horsefair Close

, Newent, GL18 1SD

£475,000

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We are delighted to offer for sale this immaculately presented four bedroom detached family home, ideally positioned on the fringe of the sought-after market town of Newent—a historic and picturesque setting on the edge of the Forest of Dean.
Built in 2021, the property offers modern, spacious living throughout, perfectly suited to contemporary family life. The ground floor is centred around a stunning open-plan kitchen/dining/family room, creating a fantastic social hub, complemented by a separate sitting room and a downstairs study, ideal for home working.
Upstairs, the home boasts four double bedrooms, including a master bedroom with en-suite, alongside a stylish family bathroom.
Externally, the property enjoys attractive countryside views to the front, and off-road parking for up to three vehicles. The rear garden has been thoughtfully transformed by the current owners, now featuring a stylish paved seating area with dedicated BBQ space, perfect for outdoor dining and entertaining.







Entrance Hallway
Accessed via a double-glazed front door, the entrance hall provides a welcoming first impression with a radiator and power points. Stairs lead to the first floor, while doors give access to the cloakroom, study, lounge, and an open-plan kitchen/family/dining area, creating a practical and well-connected layout.

Cloakroom
Fitted with a modern white suite comprising a low-level WC and pedestal wash hand basin. Additional features include partly tiled walls, a radiator, mirror, towel rail, and a useful under-stairs storage cupboard.

Study
Featuring UPVC double-glazed windows to the front, this versatile room benefits from a radiator and power points, making it ideal for use as a study, home office, or additional reception space.

Lounge
Featuring UPVC double-glazed windows and French doors to the rear, this bright and well-proportioned space benefits from a television point, radiator, and ample power points, creating an ideal setting for both everyday living and entertaining.

Open Plan Kitchen/Diner/Family
A superbly appointed open-plan kitchen/family space featuring UPVC double-glazed windows to both the front and side, along with UPVC double-glazed French doors overlooking and opening onto the rear garden, allowing for excellent natural light throughout.

The kitchen is fitted with a range of eye- and base-level units with roll-edge worktops, a sink with drainer, and a selection of integrated appliances including an electric oven, separate induction hob with extractor hood, fridge/freezer, dishwasher, and microwave.

Further benefits include a television point, two radiators, recessed downlights, and ample power points, creating a highly practical and sociable living space ideal for modern family life and entertaining.

Utility Room
Accessed via a double-glazed door to the rear, the utility room is fitted with base-level units and roll-edge worktops, incorporating a sink and drainer. There is plumbing and space for a washing machine, along with a cupboard housing the boiler. The room also benefits from a radiator, recessed downlights, and a fuse panel for added practicality.

First Floor Landing
Featuring a UPVC double-glazed window to the rear, the landing provides access to the loft via hatch and benefits from a radiator and power points. Doors lead to all rooms, creating a well-connected and practical first-floor layout.

Bedroom 1
A well-proportioned double bedroom featuring UPVC double-glazed windows to the front, built-in wardrobes, a radiator, and power points. The room also benefits from a television point and a door leading through to the en-suite.

En-Suite
Fitted with a UPVC frosted double-glazed window to the front, the shower room comprises a shower cubicle, low-level WC and pedestal wash hand basin. Additional features include partly tiled walls, a heated towel rail and recessed downlights, creating a modern and well-finished space.

Bedroom 2
Featuring UPVC double-glazed windows to the front, this well-presented room benefits from a radiator, television point, built-in storage, and power points, offering a practical and comfortable space.

Bedroom 3
Featuring UPVC double-glazed windows to the rear, this room also benefits from a radiator and power points, offering a comfortable and well-proportioned living space.

Bedroom 4
Featuring UPVC double-glazed windows to the rear, this room benefits from a radiator and power points, providing a comfortable and well-proportioned space.

Bathroom
Fitted with a UPVC frosted double-glazed window to the side, the bathroom comprises a panelled bath with shower over, low-level WC and pedestal wash hand basin. The room benefits from partly tiled walls and recessed downlights, creating a bright and functional space.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, gated side access, cold water tap. Access to garage.

Garage & Partly Converted Gym
Up & over door with power & lighting. Another part of the garage has been converted to a gym/ extra room.

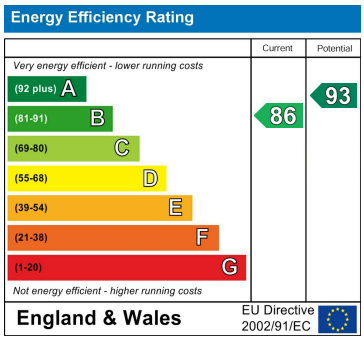
Tenure
Freehold. There is an annual service charge of £350.00 which all residents must pay for the upkeep of the estate.

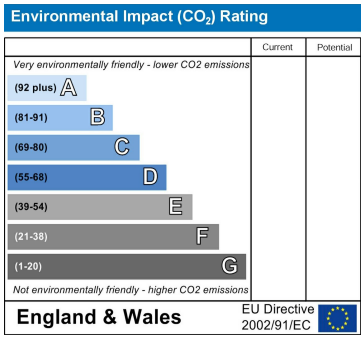
Services
Mains water, electricity, gas & drainage.

Local Authority
Forest Of Dean Council- Band E

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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