

Nettlecomb House
Highleadon, Newent GL18 1HH

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £849,000

A STUNNING, WELL MAINTAINED, FIVE BEDROOM DETACHED COUNTRY HOUSE situated in a LOVELY LOCATION with SOUTHERLY FACING GARDENS and OUTLOOK ONTO SURROUNDING FIELDS AND FARMLAND, ULTRA FAST FIBRE BROADBAND, EXCELLENT SCHOOL CATCHMENTS, GATED PLOT in DESIRABLE HAMLET, NO ONWARD CHAIN, PRICED TO SELL.

Prime Executive Location: Nettlecomb House is an expansive, premium five-bedroom detached family home offering the perfect balance of rural peace and modern connectivity. Boasting around 2,700 sq. ft. of flexible living space, a south-facing rear garden with a feature duck pond, this property is suitable for growing families and work-from-home professionals. This peaceful, semi-rural GL18 hamlet is just minutes by car from Newent and commuter links to Gloucester, its Train network, and motorway links.

Offered with a Guide Price of £849,000, this home is an exceptional opportunity in the current market.

Key Features:

• Excellent School Catchments: Easy access to Highnam C of E Primary Academy. (Approx. 4 mins drive): A highly sought-after, excellent local primary option. Newent Community School and Sixth Form Centre (Approx. 8 mins drive): A well-regarded secondary school offering comprehensive education through to A-Levels. Hartpury College & University (1 mile): Officially rated Ofsted "Outstanding" for further education, making this location highly desirable for families with older teenagers.

• Substantial South-Facing Gardens: Beautifully manicured lawns, sun terraces, and an established duck pond ideal for outdoor entertaining.

• Ultrafast Work-From-Home Connectivity: Full access to Superfast and Ultrafast broadband networks (speeds up to 1,000+ Mbps).



ENTRANCE VESTIBULE
Via half glazed door, fitted storage and shelving. Opening to:

MAIN HALL
Double radiator, under stairs storage cupboard, walk-in cloakroom, stairs to the first floor, front aspect window.

CLOAKROOM
Close coupled WC, wash hand basin, cupboards below, tiled splashbacks, single radiator, front aspect window.

LIVING ROOM
18'6 x 17'2 (5.64m x 5.23m)
Spacious living room with brick fireplace, raised hearth, inset wood burning stove, radiator, front and side aspect windows. Archway through to:

DINING ROOM
16'6 x 10'0 (5.03m x 3.05m)
Double radiator, built-in dresser to one wall with various shelving, storage and mirror, rear aspect windows, fully glazed French doors through to the south facing rear garden and a lovely open aspect onto surrounding fields and farmland.

OFFICE
13'8 x 9'1 (4.17m x 2.77m)
Single radiator, front aspect window.

GARDEN ROOM
12'8 x 11'9 (3.86m x 3.58m)
Southerly facing room, shelving, large picture windows having a fantastic aspect over the gardens, fields and farmland beyond. Fully glazed door to the rear patio.

KITCHEN / BREAKFAST ROOM
22'6 x 15'10 max (6.86m x 4.83m max)
One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, two fitted NEFF ovens, four ring hob over, cooker hood above, integrated dishwasher, breakfast bar, double radiator, coving, spotlighting, rear aspect southerly facing window with a lovely private outlook. Fully glazed door through to the breakfast room which has a double radiator, walk-in storage cupboard with New World fridge, opening through to:

UTILITY
8'11 x 8'8 (2.72m x 2.64m)
Single drainer sink unit with mixer tap, cupboards under, base and wall mounted units, Bosch washing machine, Hotpoint fridge / freezer, single radiator, rear aspect window with a lovely outlook. Half glazed door through to the side. Door to:













SHOWER ROOM
Fitted shower cubicle and tray, electric shower, panel surround, close coupled WC, wash hand basin with tiled splashback, single radiator, side aspect frosted window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

SPACIOUS LANDING
Double radiator, airing cupboard with hot water tank, access to roof space, front aspect window.

MASTER BEDROOM
14'6 x 12'2 (4.42m x 3.71m)
Double radiator, built-in double wardrobe with hanging rail and shelving, free standing double wardrobe with dressing table with drawers, two bedside cabinets, side and rear aspect windows with a stunning outlook over farmland. Through to:

DRESSING AREA
Two fitted double wardrobes, cupboards above. Archway to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, electric shower, tiled surround, close coupled WC, vanity wash hand basin with cupboards below, tiled splashbacks, mirror and lighting over, double radiator, front and side aspect frosted windows.

BEDROOM 2
13'9 x 10'10 (4.19m x 3.30m)
Free standing wardrobe and dressing table, double radiator, rear aspect southerly facing window with a superb outlook onto gardens, fields and farmland. Door to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, electric shower, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, mirror over, close coupled WC, heated towel rail, side aspect frosted window.

BEDROOM 3
12'0 x 10'10 (3.66m x 3.30m)
Free standing wardrobe, dressing table and drawers, single radiator, rear aspect southerly facing window.

BEDROOM 4
9'8 x 9'3 (2.95m x 2.82m)
Single radiator, rear aspect southerly facing window with lovely views over the surrounding countryside.

BEDROOM 5
12'7 x 7'5 (3.84m x 2.26m)
Built-in double wardrobe with hanging rail and shelving, cupboards above, single radiator, front aspect window.

BATHROOM
Walk-in shower with fully tiled surround, close coupled WC, built-in cupboards to either side, vanity wash hand basin with cupboards below, mirror over, further cupboards and storage, built-in airing cupboard with slatted shelving, heated towel rail, front aspect frosted window.

OUTSIDE
A five bar gate gives access through to a block paved parking and turning area, suitable for the parking of several vehicles, leading to:

INTEGRATED GARAGE
18'6 x 12'2 (5.64m x 3.71m)
Accessed to the front via electric roller shutter door, power and lighting, oil-fired central heating and domestic hot water boiler, side aspect window. Half glazed door to the outside.

To the front of the property, there is a log store, flower beds, two outside taps (one hot and one cold), outside lighting. Gated side access, to either side of the property, leads through to the lovely southerly facing rear garden where there is a large block paved patio area, outside tap, outside lighting, raised decked area, large expanse of lawn with various shrubs and trees, substantial pond with raised decked area, hedging and fencing surround, having a lovely aspect and views onto surrounding fields and farmland.

GARDEN SHED
15'0 x 11'0 (4.57m x 3.35m)
Steel framed building with power and lighting, ideal for storing garden equipment etc.

SERVICES
Mains water, drainage, electricity, oil-fired heating.

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 - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: F
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
Proceed out of Newent towards Gloucester on the B4215. Upon reaching Highleadon, turn left signposted Hartpury, then first right onto Park Road towards Hartpury and the property is a short distance along on your right hand side as indicated by our 'For Sale' board.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

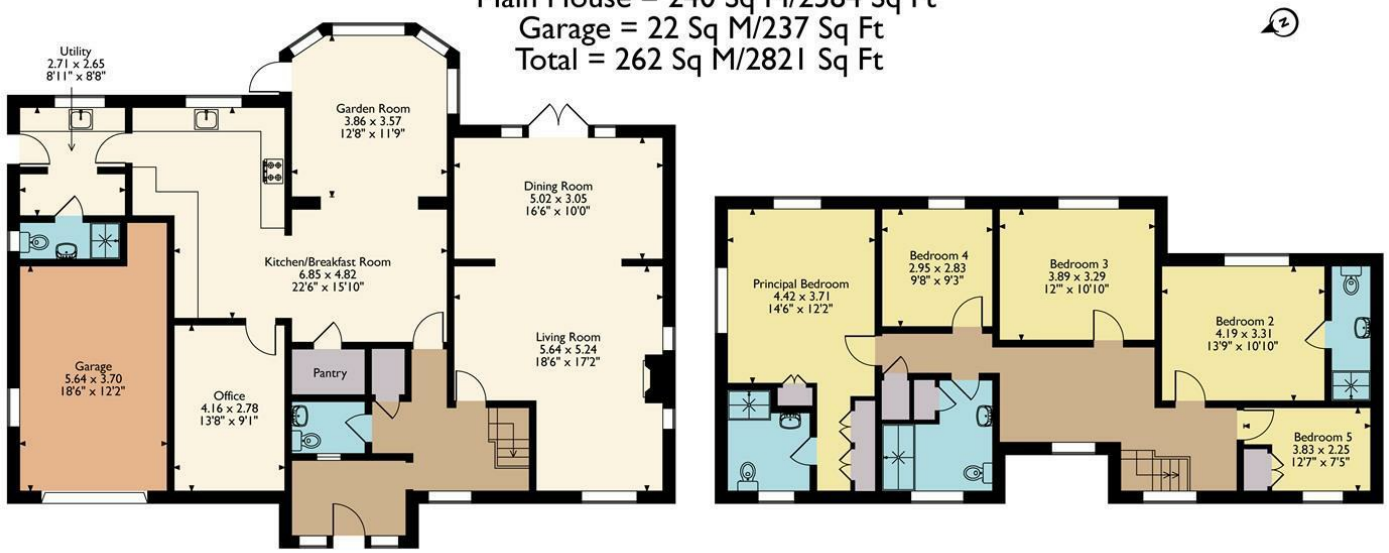






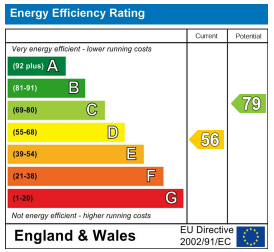
Nettlecomb House, Highleadon, Newent, Gloucestershire

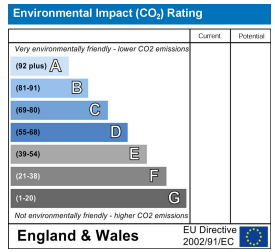
Approximate Gross Internal Area
Main House = 240 Sq M/2584 Sq Ft
Garage = 22 Sq M/237 Sq Ft
Total = 262 Sq M/2821 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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.

