



NEWNHAM

£300,000

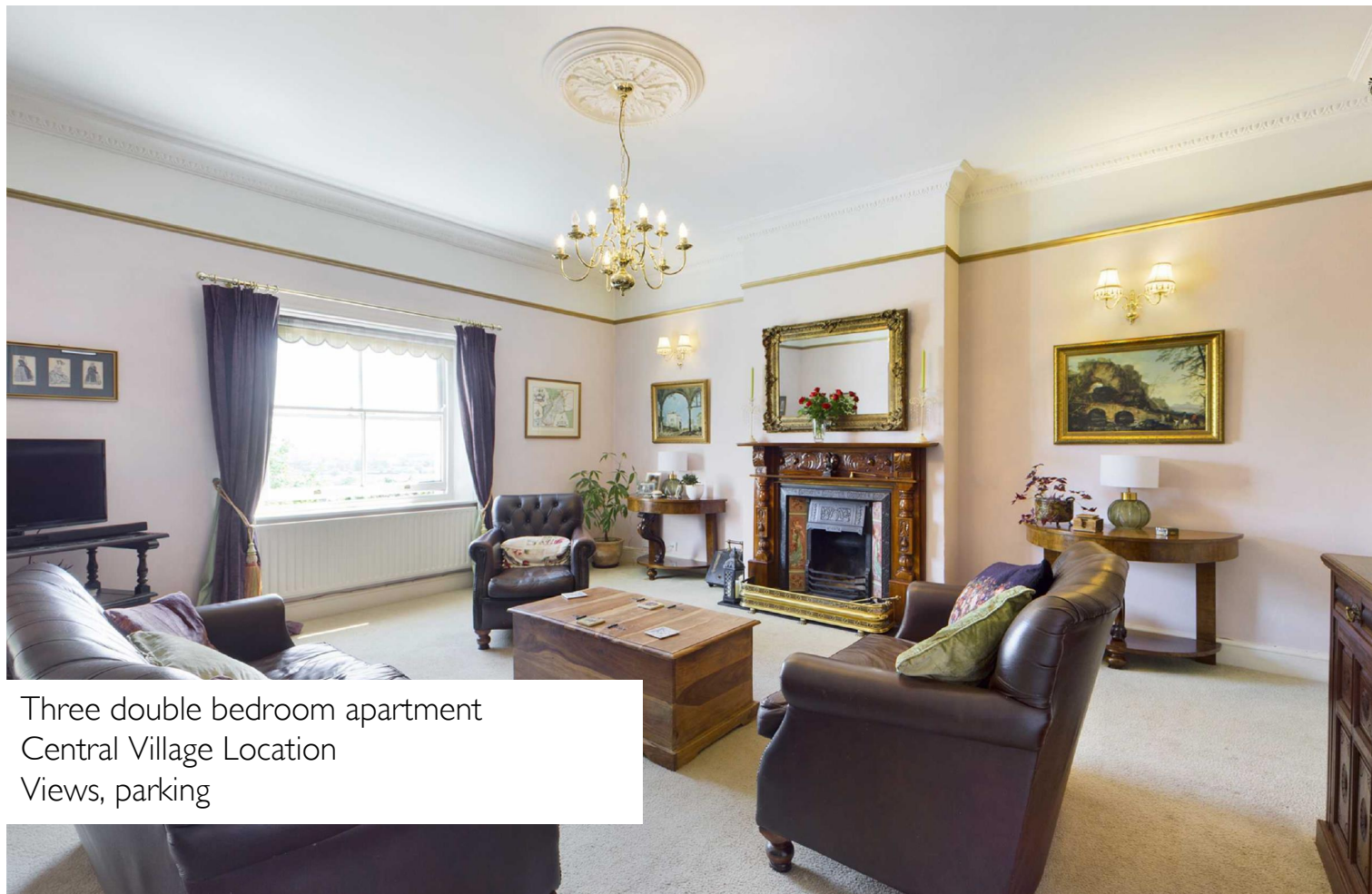


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To book a viewing call 01989 768484

PENTHOUSE

5 The Manor House, Newnham, Gloucestershire GL14 1BY



Three double bedroom apartment
Central Village Location
Views, parking

An exquisite and very spacious three double bedroom apartment situated on the top two floors of a Grade II listed residence. There is an immediate sense of grandeur when opening the main front door into the communal entrance with its Victorian tiled floor, fireplace and impressive carved staircase with galleried landings that lead you to The Penthouse Apartment.

This fine home beautifully illustrates the elegance of the Victorian era with a wealth of period features which include high ceilings, ornate corning, ceiling roses, period fireplaces and large sash windows.

The apartment commands far reaching views across the River Severn towards Arlingham and the surrounding countryside. The property would lend itself to a number of purposes being ideal for someone wanting to work from home, a lock up and leave or even for family accommodation. We feel the only way to fully appreciate what is on offer is to arrange an internal viewing.

The property is situated in the picturesque village of Newnham, set on the River Severn. The characterful High Street provides a good range of shops which include a post office and general store, cafe and gallery and chemist. The village also offers a primary school and public houses. From Newnham, Gloucester, Cheltenham and Chepstow are easily accessible, with The Midlands, Bristol and South Wales within a comfortable commuting distance.

The Accommodation:

Hall- Entrance hall with doors leading to the following accommodation.

Cloakroom: 5' 11" x 5' 1" (1.80m x 1.55m) to include WC and wash hand basin.

Drawing Room: 18' 8 x 16' 2 (5.69m x 4.93m) Sash window and feature fireplace.

Dining Room: 18' 8 x 7' 8 (5.69m x 2.34m) Sash window and door leading through to the kitchen/breakfast room.

Kitchen/Breakfast Room: 18' 9 x 13' 7 (5.72m x 4.14m) Wall and base units with integrated four ring gas hob, extractor fan, oven with grill, dishwasher and sash window.

Bedroom One: 14' 7 x 12' 9 (4.44m x 3.89m) Built in wardrobe, feature fireplace, sash window and door into Ensuite bathroom.

En-suite Bathroom: 12' 9 x 9' 3 (3.78m x 2.82m) Four piece suite with sash window.

Inner Hallway Leading to bedroom two and bathroom.

Bedroom Two: 11' 10 x 8' 1 (3.61m x 2.46m) fitted wardrobes, and sash window.

Bathroom: 8' 4 x 5' 6 (2.54m x 1.68m) three piece suite with sash window.

From the main hall, a feature Victorian cast iron spiral staircase leads up to the third floor. This is a large area with natural light suitable as a studio as well as its current use of third bedroom and study.

Bedroom Three: 21' 3 x 9' 3 (6.48m x 2.82m) fitted wardrobes, access to eaves storage and Velux window.

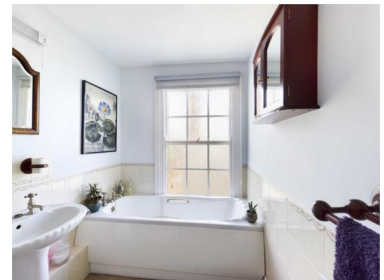
Study: 13' 10 x 6' 11 (4.22m x 2.11m) Open with bedroom three and Velux window.

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KEY FEATURES

- Central Village Location
- Three Bedrooms
- Two Allocated Parking Spaces
- Far reaching views
- Period Features
- Spacious Accommodation



Storage Cupboard: Situated on the half landing outside the apartment, is a large walk-in storage cupboard.

Cellar: storage space.

The building has a cellar which is divided into storage space for each apartment.

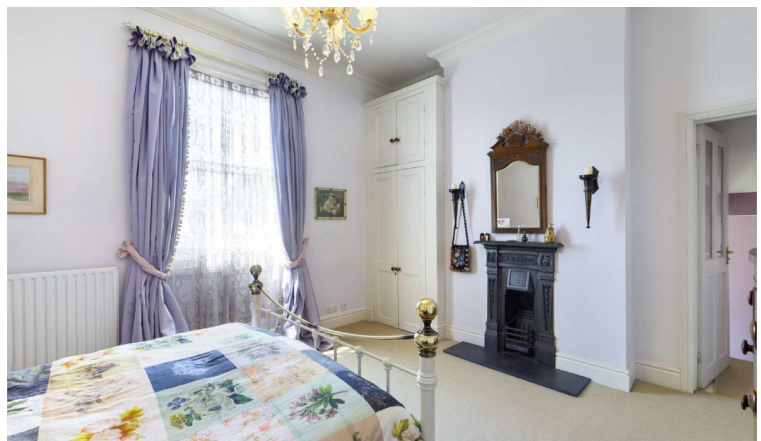
The approximate gross internal area amounts to 134 sq.m. (not including the hallways)

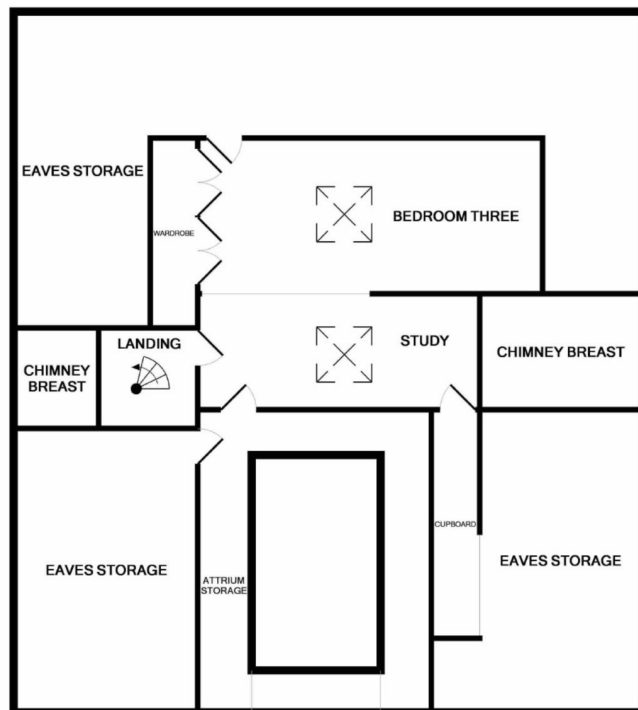
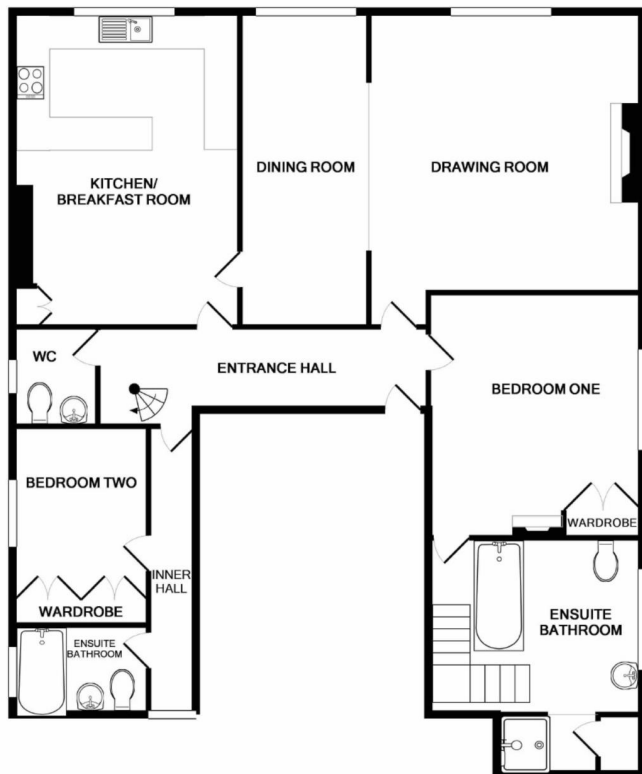
Agents Note:

The freehold is owned by a management company, of which each flat has a share. The flats are subject to a 999 year lease from 1991. Maintenance charge £94.97 per month. No ground rent payable.

STEP OUTSIDE

Communal gardens, bin store, paved driveway leading to car park. (The apartment benefits from two allocated parking spaces).

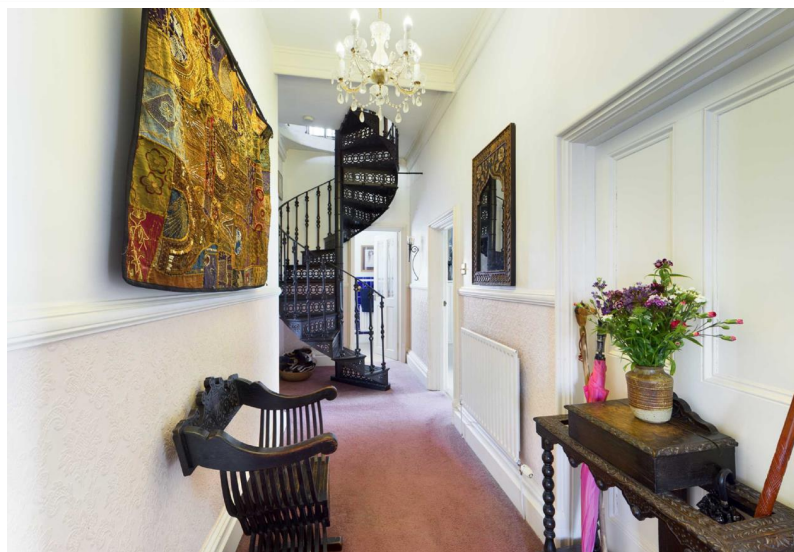




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From Lydney, take the A48 towards Gloucester passing through the village of Blakeney. Continue along into Newnham and the property can be found on the left hand side half way down in the service road above the High Street.



INFORMATION

Postcode: GL14 1BY
Tenure: Leasehold - share of freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: Grade II

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