



3 Cherry Bank
Newent | Gloucestershire | GL18 1JZ

FINE & COUNTRY



Step inside

This recently upgraded, detached edge of town bungalow enjoys an exceptionally large plot of around 3 acres, and has been greatly improved by the current owners, with much thought and care gone into creating a bright and spacious interior with a great flow throughout.

The property comprises four double bedrooms, two bathrooms, a stunning lounge overlooking the rear garden, kitchen, utility, study and sun room. There is an attached garage and parking to the front.

Unusually for a property of this style, there are 3 acres of beautiful grounds, including sweeping paddock, orchards, meadow and a huge array of outbuildings, offering the opportunity for a taste of real country living. There is great potential for keeping horses as the property features a stable, space for a menage and plenty of grazing. For those looking to create a smallholding, there is a large polytunnel and plenty of space for growing.

Newent is a small but thriving market town in West Gloucestershire, offering an array of local amenities, including plenty of independent shops, cafes and pubs. There are primary schools in and around the town, as well as a secondary school and plenty of sports clubs and leisure facilities.

May Hill, Dymock Woods and the Forest of Dean all sit within easy reach allowing for access to plenty of outdoor pursuits.

A front porch takes you into the entrance hallway, with parquet flooring and storage cupboards housing the boiler and thermal store fed by solar panels.

The hallway leads directly into the lounge, perhaps one of the most impressive and appealing features of the house. This beautiful, bright room features a raised dining area, which overlooks the lounge below, with high ceilings, woodburning stove and a large window giving beautiful views over the rear gardens.

From the dining area, a door leads into a bright and modern kitchen, with AEG oven, 5 ring gas hob, space and plumbing for appliances, door to front access and a window overlooking the rear patio and garden. The kitchen in turn leads to a spacious utility room with further storage cupboards, worksurfaces and space for additional appliances and a door leading back into the dining area.

Off the utility room is a modern bathroom, with p shaped bath and overhead shower, wash basin with vanity unit and W.C.



There is a large home office located off the kitchen, offering the perfect space for home working, with room for more than one person to work from and a lovely view over the gardens. A door also leads from the kitchen to the attached garage.

From the lounge area, a doorway leads into two further reception rooms. The first is a bright sun room, which has been used as a home gym, and gives access outside to the rear garden through bi-fold doors. This room in turn leads into a very spacious double bedroom, currently used as a second home office, also overlooking the rear gardens.

The bedroom wing of the house is accessed via a doorway from the entrance corridor, leading to three good sized double rooms, and a well appointed family bathroom with a stylish double width walk in shower, wash basin with vanity unit, W.C. and heated towel rail.







Step outside

One of the biggest surprises on offer at this property is the expansive plot behind, which comprises sweeping lawns, orchards, paddocks, areas of wildflowers and grasses and a huge array of outbuildings.

There is an area of garden immediately to the rear of the house, with a generous area of lawn dotted with mature trees, a summerhouse and a patio area ideal for seating and BBQs. This leads down a gentle slope towards a large tractor shed with a central bay and a storage room either side. This would be ideal for conversion into additional stabling and tack room.

From here, the ground levels back out, and the path passes a stable to the right hand side, additional storage sheds and a chicken coop. You then enter an enclosed space with access into a very large polytunnel, ideal for those looking to become more self-sufficient.

From here, you enter the lower portion of the grounds, which comprises two long sweeping areas of land, separated by a gently trickling stream. To one side are expansive orchards, with an array of apple and pear trees, interspersed with an impressive display of daffodils in the spring time.

To the other side, there is a large area of open grass, fringed by wildflowers, wild grasses and recently planted trees to a gently sloping bank. To the far end is a small thicket of native trees.

This property offers the perfect opportunity for someone looking for that country lifestyle, with great potential for a smallholding. Equally, for those with equestrian requirements, there is space for a menage to compliment the already established stabling.

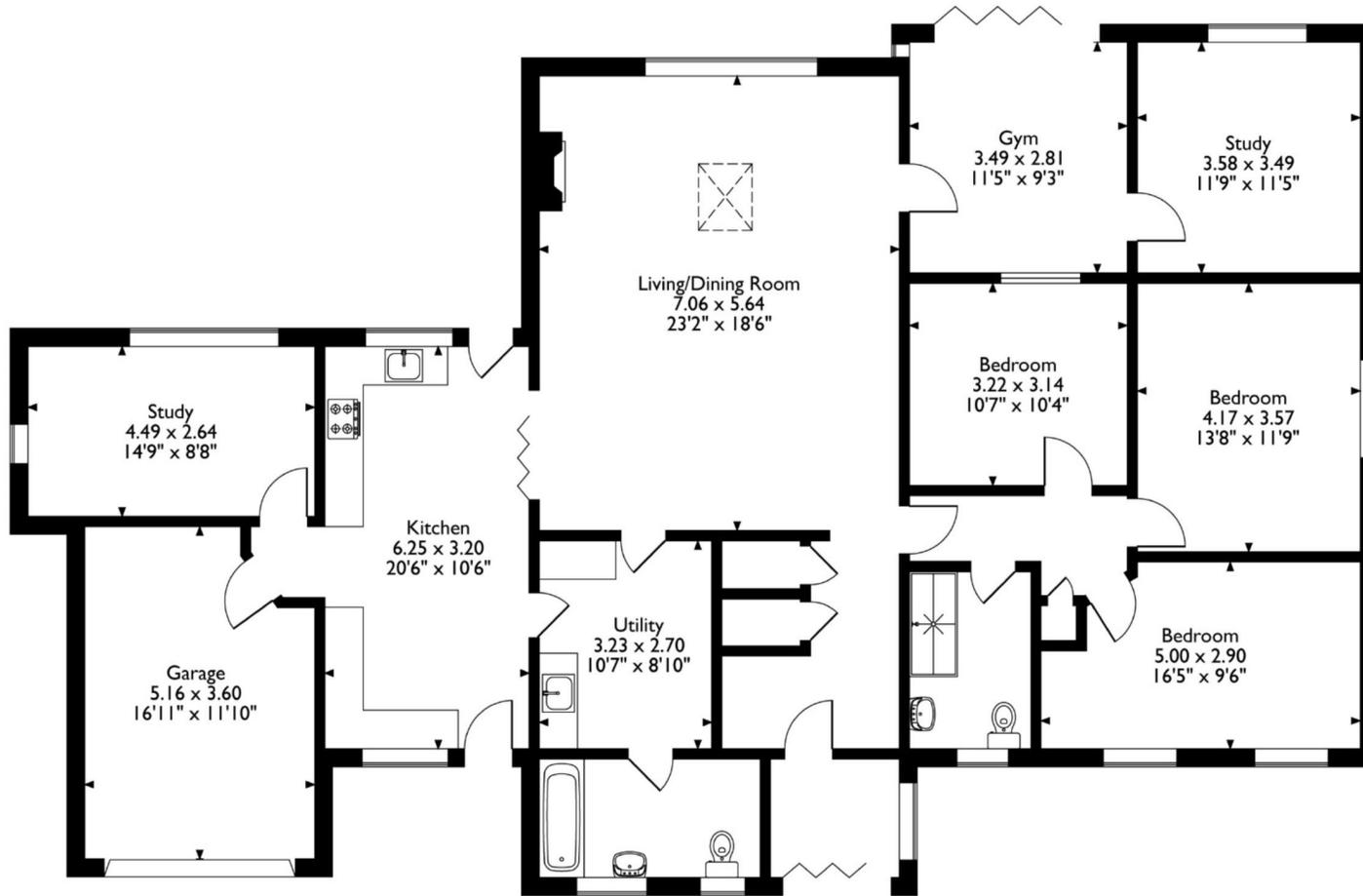
To the front of the house is another small garden area and parking. There are solar panels to the roof of the property, contributing to the energy efficiency.

Directions:

From the centre of Newent town, turn onto Culver Street and continue along here as if heading out of town. The Entrance to Cherry Bank is found on the right, and as you turn into the cul de sac, the property is located to the left corner.



Approximate Gross Internal Area 202 Sq M / 2174 Sq Ft



Ground 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.

Postcode: GL18 1JZ | Tenure: Freehold | Tax Band: E | Authority: Forest of Dean Council | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	



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