



Hill House
Unlawater Lane | Newnham | Gloucestershire | GL14 1BJ

FINE & COUNTRY

Hill House

Hill House is a stunning Georgian Villa nestled in a private position on the outskirts of Newnham village. Newnham itself is a lively and historically rich village that boasts a variety of amenities, including a charming pub, takeaway options, church, a popular primary school and preschool, a village hall, social clubs, a pharmacy, a number of shops and a post office. The George bakery, café, and exhibition centre further enhance the village's character by supporting and showcasing local artists.

For commuters, the property offers convenient access, located just 8 miles from Lydney train station or approximately 12 miles from Gloucester train station, with good road connections to the M4 and M5, facilitating access to Gloucester, Cheltenham, Bristol and South Wales.



STEP INSIDE

Hill House

Stepping inside from the charming veranda, the main entrance hall welcomes you, leading you to a spacious double sitting and dining room featuring a wood-burning stove and windows with elegant shutters overlooking the garden. Adjacent is a study or snug, with a fireplace and further views of the veranda and garden.

Towards the rear of the ground floor, a fitted farmhouse kitchen becomes the heart of the home with its central red Aga. The kitchen is well appointed with modern conveniences and dual aspect garden views. The original well, with a glass viewing panel and illumination provides a unique point of interest. From the kitchen, an archway leads to the dining area and a delightful garden room, with original red brick walls and open views of the colourful and mature garden.

Additional amenities include a substantial utility/boot room, rear porch, and cloakroom, ensuring practicality meets elegance on every level.

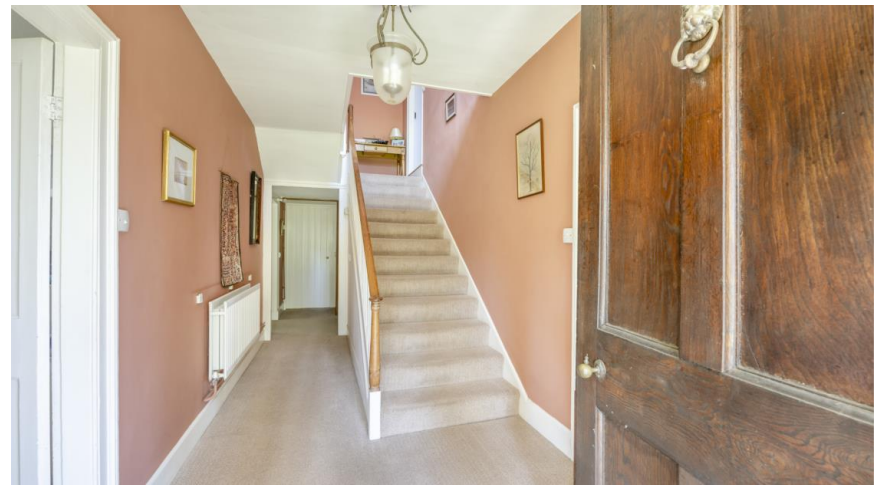
Ascending the wide staircase to the first floor reveals four spacious double bedrooms, three of which boast en-suite facilities, while the remaining bedroom has exclusive use of the family bathroom. Many of these rooms feature charming fireplaces and scenic views of the River Severn and beyond towards the Cotswolds.

The second floor introduces two more bedrooms, each with its own feature fireplace. One of these rooms, flooded with natural light, has previously served as an artist's studio. This floor also houses a separate bathroom, a walk in linen storage room and an ample landing.















STEP OUTSIDE

Hill House

Outside, the property's enchanting facade and timeless veranda lend a romantic sense of peace and escape from the outside world. The front garden features a manicured lawn, vibrant flowers, shrubs, and mature evergreen and fruiting trees in a small orchard area. A flagstone patio outside the sunroom leads to the expansive walled kitchen garden, perfect for gardening enthusiasts seeking to grow vegetables, keep chickens, and utilise greenhouse and polytunnel spaces. The main garden is beautifully designed with large areas of lawn broken up by a number of flower beds, shrubs and a range of trees.

The property's main entrance is located at the side aspect and after crossing a small area shared by the neighbouring property the then private driveway leads to ample off-road parking, flanked by two single garages and a workshop. These structures offer potential for conversion into additional living spaces, subject to necessary planning consents, and feature solar panels atop the garage for sustainable energy usage.



LOCATION

From Chepstow join the A48 and stay on the A48 passing through Woolaston, Alvington, Aylburton, and Blakeney. Upon reaching Newnham continue through the village passing the clock tower, before turning left onto Unlawater Lane Hill House can be found on the right after a short distance.







SELLER INSIGHT

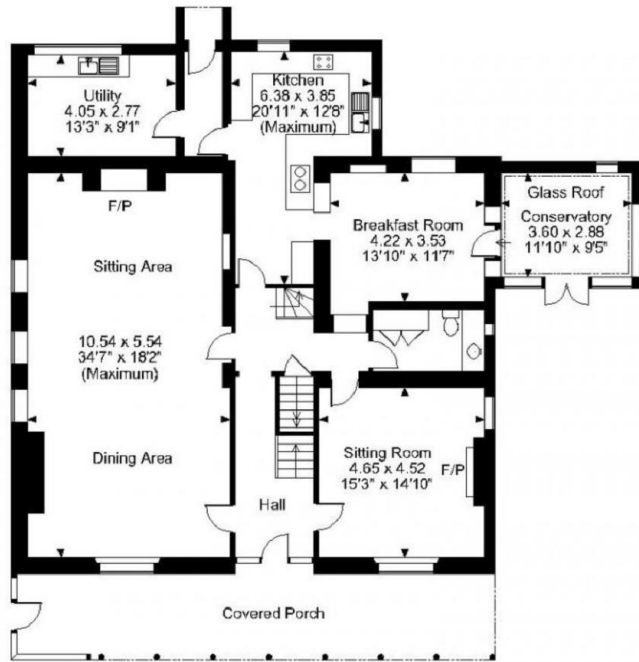
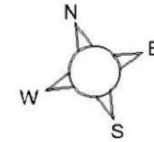
"It was the historic character and style of the property which first attracted us to Hill House," say the current owners of this charming period home. "The living accommodation is spacious and versatile, perfect for everyday family life and entertaining. There is plenty of space for the family to come to stay, while the large drawing room and dining room are ideal for parties. Our favourite space is the breakfast room off the kitchen, which leads into the conservatory and in turn into the private enclosed garden. The veranda gives us great pleasure too, allowing us to enjoy the colourful mature garden throughout the year. It is an oasis of calm."

Being south facing, the garden catches the sun all day, with mature trees providing shade on the hottest days. The veranda is the perfect setting for al fresco dining and summer gatherings with friends, while the generous lawn has seen many croquet tournaments and football games. Having such lovely outdoor space has been superb for our grandchildren and dogs to run around."

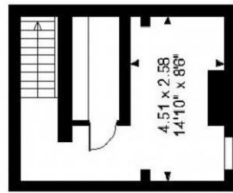
The location of the property has much to recommend it, too. "We are near to the village yet enjoy total privacy" the owners say. "Newnham is a lovely village with a great sense of community and amenities including a local shop, two cafes, a library, an active church and a community hub which shows various exhibitions. There are many local clubs and other activities such as a film club, pilates, gardening club and WI. There is a primary school in the village and good secondary schools locally, one of which is rated Outstanding by Ofsted. Regular buses run to Gloucester and Lydney, both of which have train stations for travel further afield. The area is wonderful for walking and cycling, too, being on the edge of the Severn and the Forest of Dean."



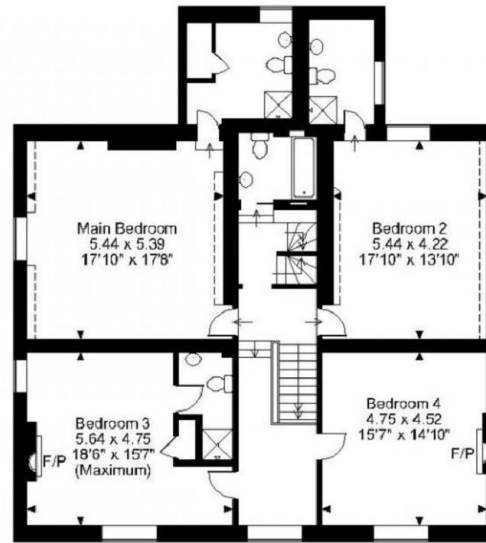
Hill House, Unlawater Lane, Newnham
Approximate Gross Internal Area
Main House = 4370 Sq Ft/406 Sq M
Garages = 342 Sq Ft/32 Sq M
Workshop and Store = 278 Sq Ft/26 Sq M
Total = 4990 Sq Ft/464 Sq M



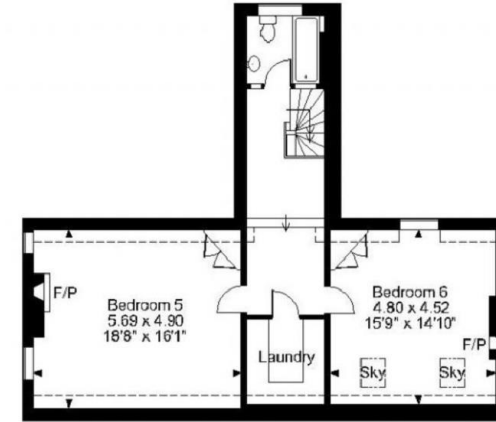
Ground Floor



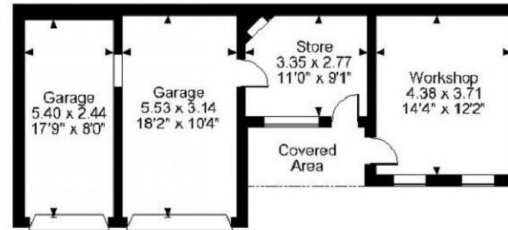
Cellar



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

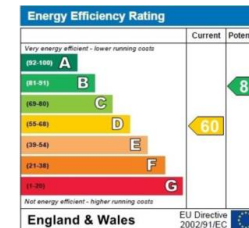
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8597685/CJN



Postcode: GL14 1BJ | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean District Council | Heating: Gas | Drainage: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



Fine & Country (Chepstow) Ltd. Registered in England & Wales: 13925383. 2 Agincourt Square, Monmouth NP25 3BT. VAT: 404 4746 11



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

For every successful completion, we donate £100 to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Fine & Country Ross-on-Wye
52a Broad Street, Ross-on-Wye, HR9 7DY
Tel 01989 764141 | ross@fineandcountry.com

FINE & **COUNTRY**
fineandcountry.com™