



The Porch House  
Church Street | Newent | Gloucestershire | GL18 1AA

FINE & COUNTRY



# Step inside

## The Porch House

Nestled in the heart of Newent, this stunning Grade II listed grand home offers a rare opportunity to own a historic property of distinction in a prime town centre location. Boasting 7 bedrooms, 2 elegant reception rooms, a charming library, and a sunlit garden room, this residence exudes timeless appeal. The property includes an annexe that could be utilised as two separate apartments if desired, along with two garages, a versatile outbuilding, and ample off-road parking. The expansive, private garden spans just under half an acre, providing a tranquil retreat away from the hustle and bustle of town centre living. This exceptional home is perfect for those seeking a spacious family residence, a multi-generational living arrangement, or an ideal space for working from home.

Newent, one of the Forest of Dean's oldest towns, has been inhabited since Roman times and is noted in the 1086 Domesday Book. Its historic charm is highlighted by over 100 listed buildings, including the iconic Market House, constructed in 1668 to replace a 13th-century structure. The Market House now houses Roman artifacts and heritage displays. The town boasts a lively market scene with independent shops, convenience stores, and a Coop supermarket. Furthermore, Gloucester, known for its cathedral, and Cheltenham, a Regency spa town, are conveniently located just 9 and 16 miles away, respectively. Both towns offer a variety of amenities such as private schools, retail parks, shops, and dining options. Additionally, Gloucester has direct train connections to London, Birmingham, and Bristol.

The scenic Lake & Park, opened by HRH The Duke of Gloucester in 1998, features an outdoor gym, a children's play area, and beautifully carved tree sculptures. This nine-acre site, on Newent's southern edge, is a popular spot for dog walkers and families. The town's rich architectural heritage includes several listed pubs, such as The George Hotel and The Black Dog. Dining options range from various tea rooms to Indian and Chinese takeaways. Nearby, Three Choirs Vineyard offers luxury accommodation and wine tasting events, producing 250,000 bottles annually.

Step beneath the striking porchlike the inspiration behind the house's name and enter the grand entrance hall, complete with beautiful wide floorboards, high ceilings, and an attractive fireplace. Period features are abundant throughout this historic home.

The drawing room enjoys dual-aspect views, overlooking the high street at the front and the garden at the rear. This room is a fine example of Georgian splendour, with its high ceilings and traditional sash windows an elegant theme repeated throughout the property. The focal point is a fireplace with a marble surround and a woodburning stove.

Opposite the drawing room is a stunning formal dining room, showcasing exquisite wall panelling and features such as a semi-circular recess in one wall and an Adam-style fireplace with a gas stove. Sash windows frame views of the front aspect and St Mary's Church.

Off the main entrance hall is an inner hallway featuring a cloakroom, storage cupboard, and a discreet cupboard reminiscent of the wardrobe in *The Chronicles of Narnia* but these doors open to reveal steps leading down to a two-vault cellar.

The bespoke kitchen, located at the rear of the property, boasts a range of oak-fronted units and an arched recess designed to accommodate a range-style cooker. A Caple sink is positioned beneath the window, adjacent to a preparation sink. The floor is adorned with quarry tiles, and there is ample space for a family-sized breakfast table. The former pantry now houses a lift, providing access to the first-floor library.

Adjacent to the kitchen is a beautiful hardwood garden room, an exceptionally bright and airy space with two sets of French doors opening onto the courtyard garden. The sunroom seamlessly bridges the house and garden, with large plants, such as a fig tree, adding to the indoor-outdoor feel. There is plenty of space for comfortable seating and a dining table.







Step beneath the striking porch- likely the inspiration behind the house's name and enter the grand entrance hall, complete with beautiful wide floorboards, high ceilings, and an attractive fireplace. Period features are abundant throughout this historic home.

The drawing room enjoys dual-aspect views, overlooking the high street at the front and the garden at the rear. This room is a fine example of Georgian splendour, with its high ceilings and traditional sash windows- an elegant theme repeated throughout the property. The focal point is a fireplace with a marble surround and a woodburning stove.

The Jacobean staircase is a stunning feature, offering the wow factor'. Ascend the staircase to the first-floor landing, which provides access to:

A superb library, complete with a fireplace and woodburning stove. This is a spacious, bright, and airy room, with the lift also opening into this room. The Green Room, the principal bedroom, with delightful wide floorboards, two windows overlooking the front aspect, fitted wardrobes, and a secret' en-suite shower and washbasin.

The Pink Room, with views of St Mary's Church, beautiful floorboards, two windows with shutters, and a feature fireplace. The Blue Room, with windows overlooking the garden and a secret' en-suite WC, bidet, and washbasin.

The Floral Room, with doors connecting both to the landing and the principal bedroom, offering flexibility as a bedroom, nursery, or dressing room.

In addition to the bedrooms, there is a modern shower room with a walk-in shower, featuring both waterfall and handheld showerheads, a washbasin with vanity unit, a heated towel rail, and a separate cloakroom.

Two staircases lead up to the second floor, where you'll find a stunning, spacious, bright, and airy bedroom with a red brick fireplace and views of the church. A feature stained glass window overlooks the staircase. This bedroom also benefits from a Jack and Jill shower room.

Two further double bedrooms can be found on the second floor, along with a large attic space featuring a Velux-style window. Annexe

In addition to the main house, there is a separate self-contained annexe that can be accessed both externally and internally from the main house. The ground floor features a sitting room with a charming fireplace and French doors that open onto the courtyard garden. There is also a kitchenette and a bedroom with an en-suite shower room.

The first floor can be reached either via the main house or an external staircase. On this level, there are two rooms, one of which includes a Juliet balcony. Additionally, there is a shower room and a space that could be used as a kitchenette if desired.



# Step outside

## The Porch House

---

Electric gates open to reveal a courtyard driveway with ample parking for several vehicles, leading to a garage attached to a two-storey outbuilding. Flanking the driveway is a charming courtyard garden and seating area.

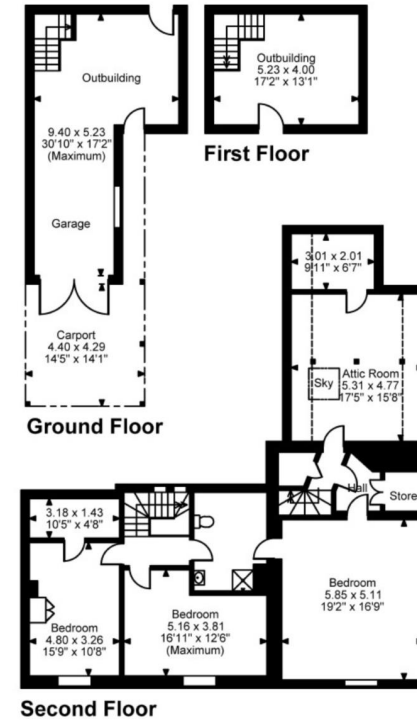
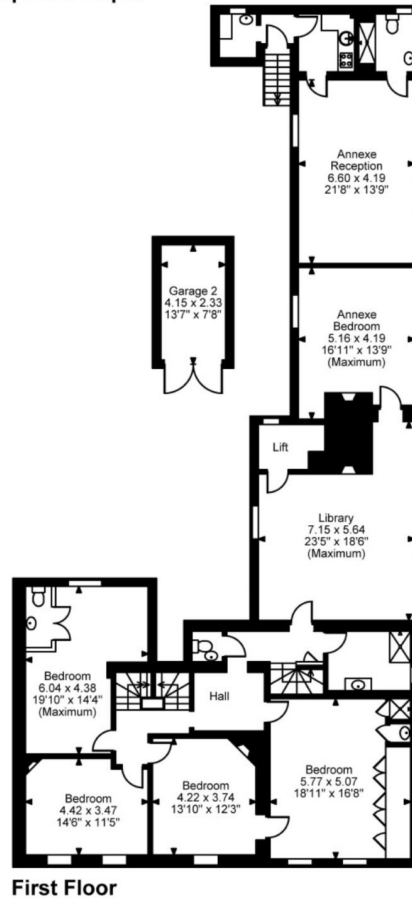
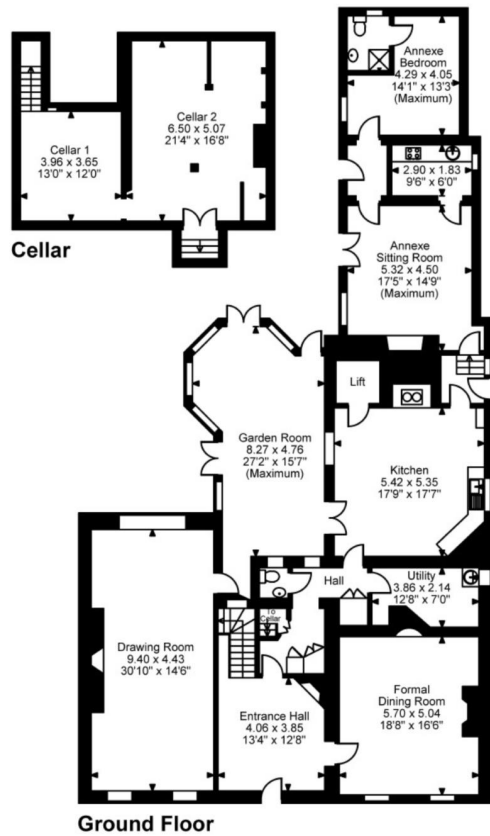
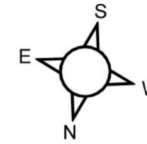
The garden spans approximately 0.39 acres and offers something for everyone in the family. There is a level lawn ideal for a game of football, two ponds with a bridge providing a tranquil spot for meditation or reading, and a raised area that feels very private, serving as a peaceful retreat from the hustle and bustle of town centre living. Behind the outbuilding, a raised section features beds for growing vegetables and a greenhouse for those with a passion for gardening. Mature trees and a variety of established, colourful plants enhance the garden's charm and ensure a wonderfully secluded environment.

A further garage is located via a separate driveway owned by the neighbouring property.

AGENTS NOTE: There are four trees on the property subject to a TPO.



**The Porch House, Church Street**  
**Approximate Gross Internal Area**  
**Main House = 6965 Sq Ft/647 Sq M**  
**Garage & Barn = 699 Sq Ft/65 Sq M**  
**Carport external area = 249 Sq Ft/23 Sq M**  
**Total = 7664 Sq Ft/712 Sq M**



**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/8612154/CTA

Postcode: GL18 1AA | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean District Council | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
 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 are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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