



Ford Brook Bungalow
Kilcot, Newent GL18 1NX

£499,950

THREE/FOUR DOUBLE BEDROOM DETACHED BUNGALOW situated in a MATURE and VERY PRIVATE PLOT measuring IN EXCESS OF HALF AN ACRE backing onto FIELDS and FARMLAND boasting STUNNING COUNTRYSIDE VIEWS.

The village of Kilcot has a public house, builder's merchant and garage. The neighbouring town of Newent offers further amenities. These include a selection of Shops, Primary and Secondary Schools, Churches of various denominations, Health, Sports and Community centres and a Library. With a bus service to Gloucester, Ross-on-Wye and surrounding areas it offers a link to further services. The village of Gorsley can be found just a short distance away and offers amenities to include a shop with post office, Primary School, public house, golf club, Baptist chapel, C of E Church. Another asset close by is the village of Aston Ingham which offers a Tennis, Cricket and Bowls Club, Village Hall as well as a Church.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away (from Newent) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





The property benefits from UPVC DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, MASTER BEDROOM with EN-SUITE, UPSTAIRS BEDROOM/WORKROOM/PLAYROOM, FULLY ALARMED, AMPLE OFF ROAD PARKING, SINGLE GARAGE and WORKSHOP with FULL PLANNING TO CHANGE TO DOUBLE GARAGE and WORKSHOP, PRIVATE ENCLOSED GARDENS and COUNTRYSIDE VIEWS.

The property is accessed via a fully glazed upvc door into:

ENTRANCE PORCH

Tiled flooring. Glazed frosted door into:

LOUNGE

15'07 x 15'04 (4.75m x 4.67m)

Feature stone fireplace with inset wood burning stove, power points, tv point, telephone point, radiator, front aspect bay window, side aspect french doors.

INNER HALLWAY

Radiator, stairs to the first floor.

STUDY AREA

9'10 x 6' (3.00m x 1.83m)

Power points, radiator, access to loft space, front aspect window.

KITCHEN

14' x 10'01 (4.27m x 3.07m)

Range of base, wall and drawer units, stainless steel single drainer sink unit with mixer tap above, plumbing for washing machine and dishwasher, radiator, side aspect window enjoying views over the garden.

FAMILY ROOM

14'07 x 14' (4.45m x 4.27m)

Feature wall mounted electric fire, tv point, telephone point, double radiator, rear aspect window, triple bi-folding doors to the garden.

UTILITY/CLOAKROOM

6'01 x 5'03 (1.85m x 1.60m)

Close coupled w.c., wash hand basin, tiled flooring, built in cupboards, radiator, rear aspect frosted window.

MASTER BEDROOM

14'04 x 9'06 (4.37m x 2.90m)

Power points, tv point, telephone point, double radiator, rear aspect window, french doors to the garden. Door into:

EN-SUITE

Close coupled w.c., vanity wash hand basin, shower cubicle with fully tiled surround, tiled flooring, heated towel rail, rear aspect frosted window.

BEDROOM 2

11'11 x 9'10 into chimney recess (3.63m x 3.00m into chimney recess)

Power points, telephone point, radiator, built in cupboards with sliding mirror doors and shelving, side aspect window.

BEDROOM 3

10'02 x 9'09 (3.10m x 2.97m)

Power points, tv point, radiator, front aspect window enjoying views over the garden.

BATHROOM

White suite comprising close coupled w.c., vanity wash hand basin with tiled splash back, corner bath with shower over, tiled flooring, electrically operated velux roof light.

FROM THE HALLWAY, STAIRS LEAD TO:

OCCASIONAL BEDROOM/PLAYROOM

13'07 x 10'05 (4.14m x 3.18m)

(At 1m height) Power points, tv point, radiator, eaves storage cupboard, door to loft area, rear and side aspect roof lights with fitted blinds enjoying countryside views.

OUTSIDE

From the lane private double gates give access onto the driveway providing off road parking and turning space for several vehicles in turn leading to the single garage and workshop with full planning to be replaced with double garage, workshop and office.

The gardens are split into various sections being westerly facing to the rear,

enjoying lawned and patio areas with raised produce beds, flower beds, mature shrubs, trees to include apple and plum, outside lighting, tap and power points, greenhouse, wooden shed and external oil fired boiler. The whole of the grounds measure in excess of half an acre boasting lovely countryside views.

SERVICES

Mains water, mains electric, septic tank and oil.

AGENTS NOTE

Planning is passed for a double garage, caravan port and office/workshop to replace existing.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
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.

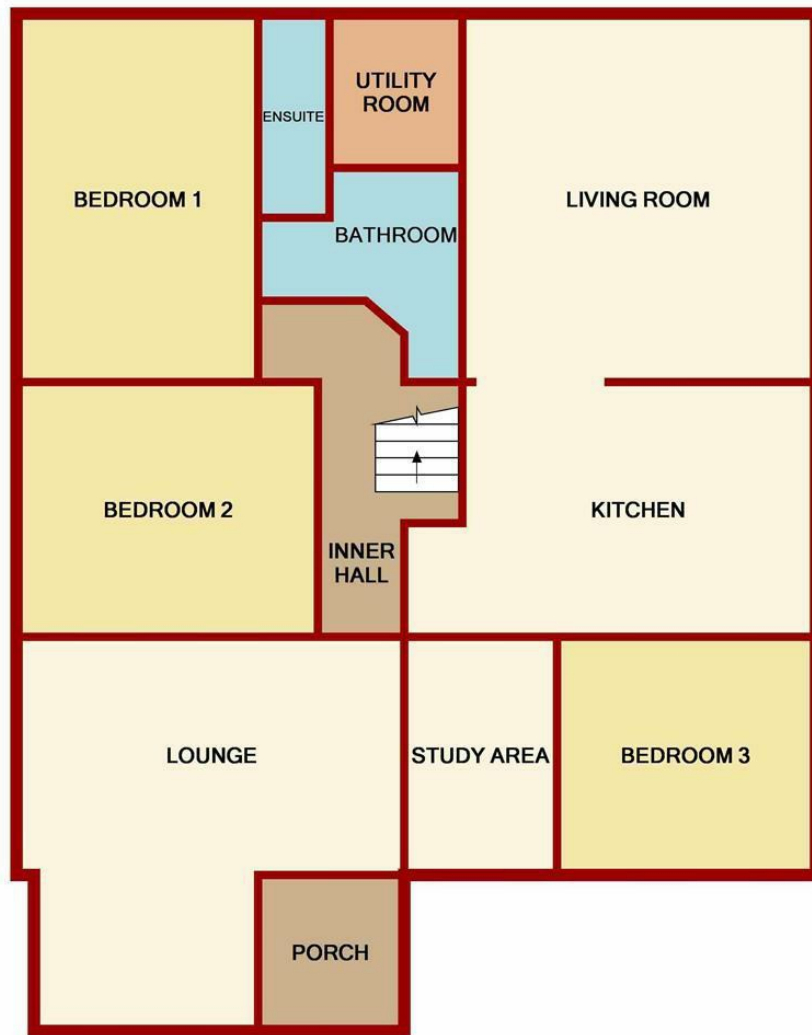
DIRECTIONS

From our Newent office proceed along the High Street turning left at the traffic lights towards Kilcot along the B4211. At the Kilcot crossroads, turn left towards Aston Ingham. After a short distance take the first turning right. Proceed along the lane down the hill to the triangle. Take the right hand fork where the bungalow can be found immediately on your right hand side.

PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-46	F		
31-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-46	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.



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