



Lowergate Lodge  
Oaklands Park | Newnham | Gloucestershire | GL14 1EE

FINE & COUNTRY



# Step inside

## Lowergate Lodge

Guide price £450,000

A substantial five bedroom period home situated in Oaklands Park comes to the market with no onward chain.

Lowergate Lodge was originally built in the 1800's, with extensions made more recent years, yet still retaining many of its original features. The property is located close to the Forest of Dean between Chepstow and Gloucester and just 1.5 miles from Newnham, a historic riverside village on the West Bank of the River Severn about 7 miles from Lydney, 12 miles from Gloucester and some 17 miles from Chepstow and the Severn Bridge, with many attractive old buildings, is a Conservation Area, and has facilities to satisfy most every day requirements to include Post Office, doctors' surgery, primary school, chemist and public house.

The extensive accommodation is suitable for a large family, there are two reception rooms, including an open plan kitchen/breakfast room, utility room and downstairs wc.

There are five bedrooms to the first floor, with master bedroom benefitting from an en-suite and balcony. All the bedrooms offer differing character with bedroom two benefitting from exposed stone walls and wooden beams.

### ENTRANCE

Via wooden door into entrance hall. Door to living room and dining room.

### LIVING ROOM

3.65m x 3.57m (12'0" x 11'9")

A generous sitting room with bay window to the front. Original window with secondary glazing. Three wall lights. Window to the side elevation. Feature fireplace with inset gas fire. Radiator. Feature opening with exposed beam and walls to:-

### FURTHER SEATING AREA / SNUG

3.59m x 2.62m (11'9" x 8'7")

UPVC window to the side and rear. Radiator. Wall lights.

### DINING ROOM

3.63m x 3.26m (11'11" x 10'8")

Original window to the front with secondary glazing. Wall lights. Radiator. Opening into:-

### KITCHEN / BREAKFAST ROOM

6.21m x 4.21m (20'4" x 13'10")

Fully fitted kitchen with a matching range of wall and base units with granite work surfaces. Window to the front and side elevations. Belfast sink with drainer to the side. Integrated oven and dishwasher. Tiled flooring. Two radiators. Door into storage cupboard. Door into:-



### UTILITY ROOM

A range of base storage units with inset Belfast sink with drainer to the side. Space for freezer and drinks fridge. Integrated washing machine. Window to the rear. Radiator. Tiled flooring. Ceiling spotlights.

### REAR LOBBY

Stable door to rear with lite to the side. Tiled flooring. Stairs to the first floor. Radiator. Door into:-

### CLOAKROOM

Low level wc and pedestal wash hand basin. Tiled splash backs and flooring. Window to the side. Extractor fan. Heated towel rail.

Stairs to FIRST FLOOR and LANDING

### MASTER BEDROOM

5.51m x 3.26m (18'1" x 10'8")

Two double glazed windows to the side. Double doors leading onto the balcony, 1.90m x 1.39m, which is enclosed with wrought iron surround. Built-in storage

### EN-SUITE SHOWER ROOM

Low level wc, pedestal wash hand basin, walk in shower with shower attachment over. Half tiled walls and floor. Heated towel rail. Window to the front.





#### FAMILY BATHROOM

Suite comprising of a low level wc, pedestal wash hand basin, oval bath, walk in shower with mains shower attachment over. Ceiling spotlights. Tiled flooring. Half tiled walls. Radiator. Window to the front. Heated towel rail.

#### BEDROOM FIVE

4.19m x 2.60m (13'9" x 8'6")

Window to front. Radiator. Two wall lights. Currently being used as a sitting room with an opening into:-

#### BEDROOM TWO

3.69m x 3.66m (12'1" x 12'0")

Original window to the side with secondary glazing. Exposed stone wall. Two wall lights. Radiator.

#### BEDROOM THREE

4.41m x 2.74m (14'6" x 9'0")

Window to the rear and radiator below.

#### BEDROOM FOUR

3.24m x 2.59m (10'8" x 8'6")

Dual aspect with window to the side and rear and radiator below.

#### JACK 'N' JILL SHOWER ROOM

Low level wc, pedestal wash hand basin, walk in shower with shower attachment over. Heated towel rail. Fully tiled floor and walls. Window to the rear.



#### DIRECTIONS

Start in Lydney: Head north on Albert Street. Turn right to stay on Albert Street. Turn left onto Highfield Road. In 1.2 miles turn left onto the A48. In 5.6 miles turn left opposite the turning for Awre into Oaklands Park and the property is on the right hand side.

From Gloucester: Follow the A48 towards Chepstow for 15 miles and the property can be found on the right hand side.



# Step outside

## Lowergate Lodge

### SIDE

Low maintenance garden with large decked seating area with open views onto fields at the rear, further patio seating area. Lawned side garden with further decked area with shed, enclosed with low level bushes to the front, gated access to the front

### FRONT

Accessed from the parking area via stone steps, mainly laid to lawn with mature shrubs low level bushes to the front, pathway leading to the front door.

### REAR

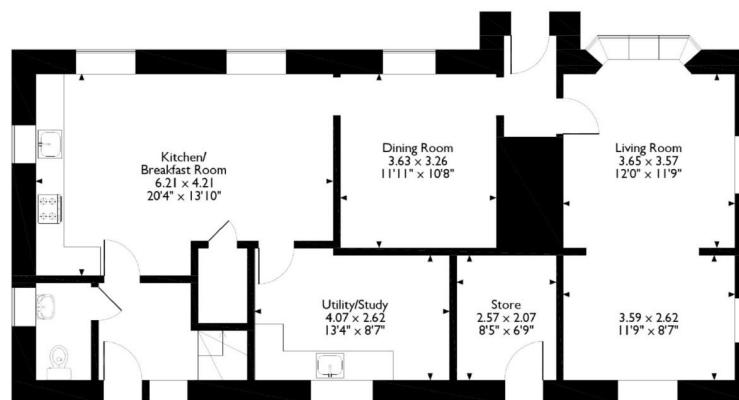
Gated side access to the rear with post and wire fence, spectacular views over the fields to the rear, access into rear lobby.

### PARKING

Located at the side of the property, off street parking for three vehicles.



Lowergate Lodge, Newnham, Gloucestershire  
 Approximate Gross Internal Area  
 189 Sq M/2028 Sq Ft



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: GL14 1EE | Tenure: Freehold | Tax Band: E | Authority: Forest of Dean | Heating: Gas | Drainage: Private

\*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 |   |         |           |
| (0-100)                                     | A |         |           |
| (91-95)                                     | B |         |           |
| (81-85)                                     | C |         |           |
| (71-75)                                     | D |         |           |
| (61-65)                                     | E |         |           |
| (51-55)                                     | F |         |           |
| (0-50)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   | 87      | 56        |



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