



The Willows, Horse Fair Lane, Newent, Gloucestershire

Superb, detached and very spacious family home with large garden and garaging, close to local amenities and with good access to the surrounding countryside




c. 1 Acre

GRANT
& Co




LOCATION

Newent ½ mile, Ledbury 9 miles, Gloucester & Ross-on-Wye <10½ miles, Tewkesbury 14 miles, Cheltenham 17½ miles, Malvern 17 miles, Birmingham 60 miles

 **Road:** M50 (Jct 3) 3½ miles, M5 (Jct8) 17 miles

 **Railway:** Ledbury, Gloucester

 **Airports:** Bristol 53 miles, Birmingham 62 miles

SUMMARY OF FEATURES:

- Imposing, bespoke detached family home (4,315 sq ft)
- 5 large double bedrooms, 3 with en-suites, 2 with "Jack & Jill" facilities
- Spacious entrance hall, 2 generous reception rooms, study
- Open-plan kitchen/breakfast room with adjoining family room/ snug
- Separate utility room and 2 downstairs WCs
- Large, lawned garden, raised decked terrace and patio terrace
- Detached double garage with parking lift and room above
- Private drive leading to ample parking for several vehicles

Acreage: c. 1 Acre

SITUATION

The property is situated close to the thriving market town of Newent, within the beautiful Gloucestershire countryside, with this area being renowned for its rolling countryside, local vineyard, and apple orchards. The property is well placed for good access to the attractive local towns of Ross-on-Wye and Ledbury and has excellent commuter links to the larger towns and cities within the locality. A perfect location for rural living combined with modern-day accessibility.

THE WILLOWS

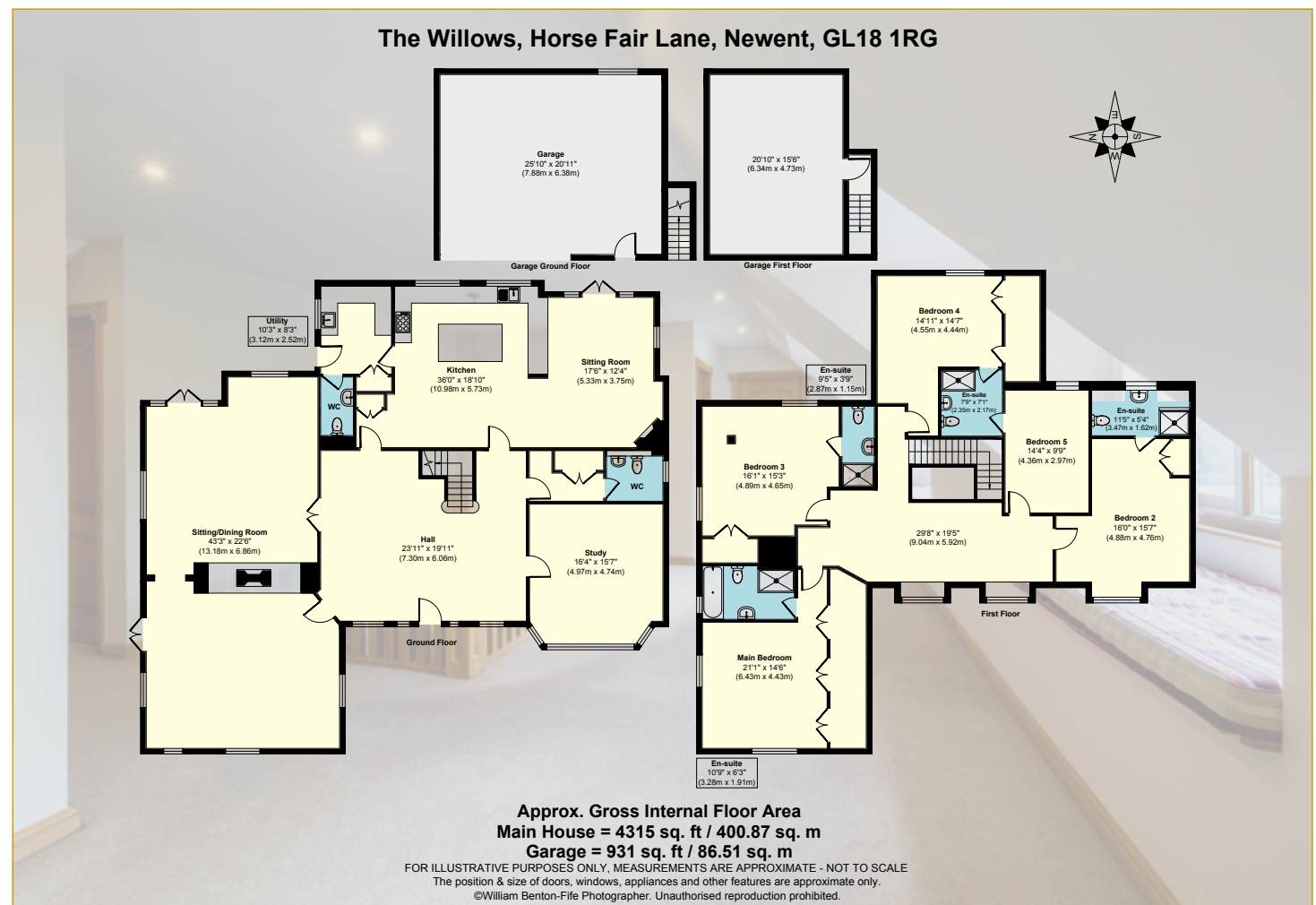
- This immaculately presented and well-maintained property was built and completed in 2006 by the current owners and offers very generously proportioned accommodation throughout.
- A spacious and welcoming entrance hall leads through to all the ground floor accommodation. An oak staircase leads from the entrance hall up to the first floor.
- The large, open plan kitchen/breakfast room incorporates an adjoining family room/snug with wood-burner which has direct access to the patio terrace, a great family and sociable space.
- The country-style fitted kitchen is the heart of this fabulous home. Oak cupboards and a central island provide ample storage, whilst granite worksurfaces and slate flooring further complement this

super room, which also has a Rangemaster range cooker with cooker hood, integrated electric oven and dishwasher and space for a fridge-freezer and wine/drinks cooler.

- A separate, fitted utility room leads directly off the kitchen, and provides space and plumbing for appliances, and benefits from a Belfast-style sink, solid wood work surfaces and slate flooring. There is direct access to the raised, decked terrace/seating area and a downstairs WC.
- The spacious sitting room has a lovely triple aspect with patio doors leading out onto a balcony with glass balustrade. The formal dining room can be accessed from the sitting room, or directly off the main entrance hall and benefits from a double aspect with patio doors leading out to the smart, raised decked seating area which, in turn, leads to the patio terrace, the garden and access to the office/gym above the garage. A fabulous, open brick fireplace takes centre stage and is inset with a double-sided wood-burner to service both the sitting room and dining room, perfect for those cosy winter evenings.
- There is also a good-sized study/home office and a walk-through cloakroom with built-in storage which leads through to a further downstairs WC.
- An oak staircase leads up to the first floor and spacious landing area which is a great flexible space and could easily accommodate a sofa and easy chairs to create an additional, quiet seating area. A pair of window seats on the landing have the very useful addition of providing storage beneath.
- Five, very spacious double bedrooms lead off the landing area and all benefit from built-in storage/wardrobes.
- The principal bedroom has a double aspect and an en-suite bathroom with bath and separate walk-in shower. Two further bedrooms also have en-suite facilities, and a "Jack & Jill" bathroom services the remaining two rooms.

THE OUTSIDE

- The property is approached off a quiet lane via a private, electric gated driveway leading to a large, Tarmac parking area and the detached double garage.
- Raised flower beds to the front boundary are planted with a variety of mature shrubs, flowering plants, and trees, and complemented by mature hedging.
- A large, raised decked area (Walk Sure, non-slip decking) encircles most of the property, and provides a super, outdoor space for various seating areas and is perfect for family gatherings and social get-togethers. A paved terrace provides additional space for landscaping, seating and entertaining.
- The large, lawned garden is securely enclosed and offers a blank canvas for keen gardeners. There are also some raised veg beds and a greenhouse, which provide the opportunity to grown one's own produce.





- There is a large, gravelled area to the front of the property, which offers further potential for landscaping.
- The large, detached double garage has separate vehicular and pedestrian access, and benefits from underfloor heating and lighting/electricity supply, with water available to be connected if required. The parking lift in the garage is included within the sale.
- There is a room over the garage which offers a flexible space for a variety of uses, such as a gym, games room, hobby room, etc.

Services: Mains electricity. Mains water. Private drainage (treatment plant). Electric underfloor heating via ground source heat pump.

Broadband: Standard broadband is connected (c. 40Mbps).

Local Authority: Forest of Dean District Council: 01594 810000.

Council Tax: Band "G" (£3,449.43 for 2022/23).

Listing: This property is not Listed.

EPC: Rated C.

GENERAL INFORMATION

Schools

Primary: Newent, Pauntley, Ross-on-Wye. Further information is available at www.fdean.gov.uk

Secondary: Newent. Further information is available at www.fdean.gov.uk

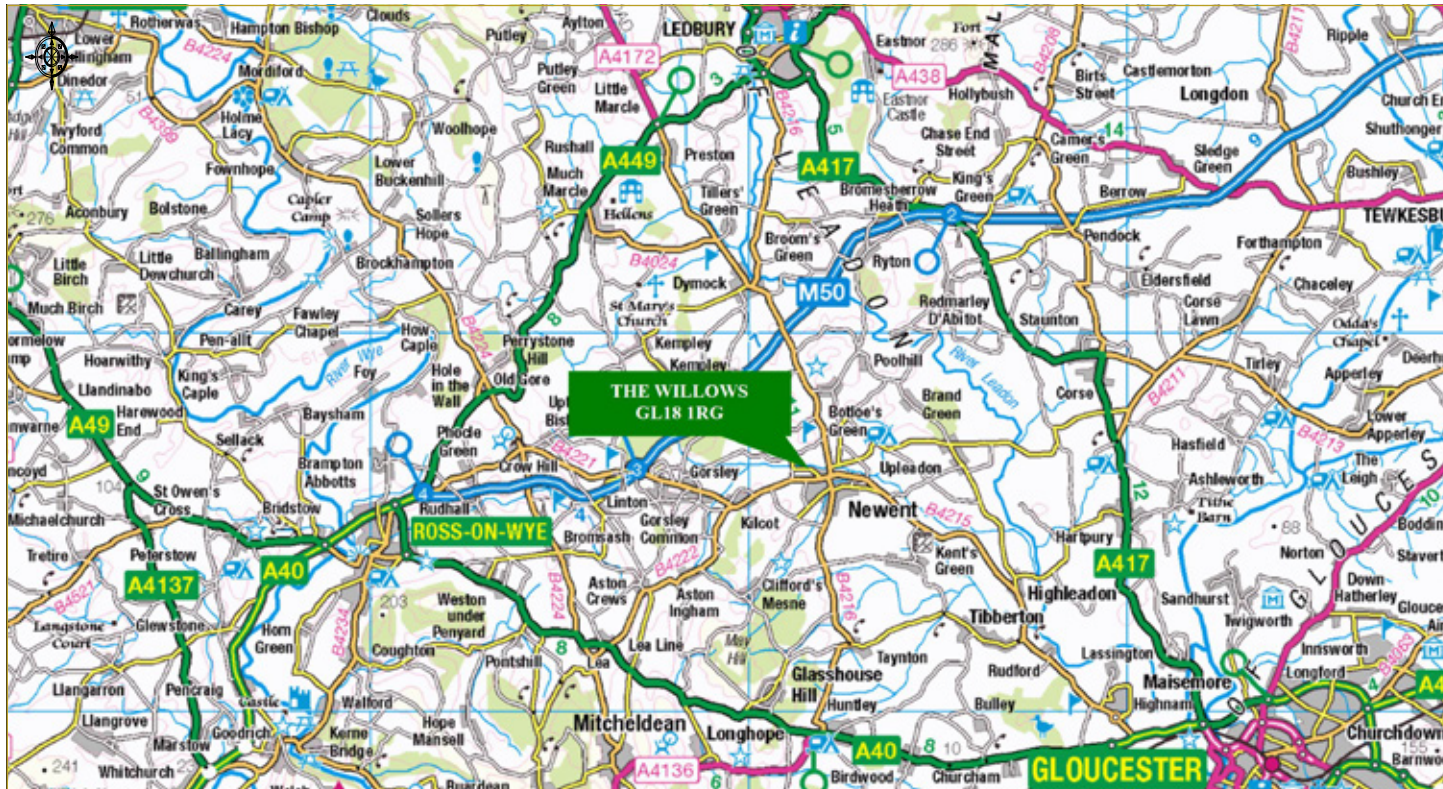
Independent: Gloucester, Cheltenham and Malvern have some outstanding independent schools. Further information is available at www.isc.co.uk

Local: Newent offers a good range of shops and amenities to satisfy most domestic requirements, together with a health centre, post office, library and leisure centre. There is a weekly market held on a Friday, selling a range of local produce from cheese and honey to free range meat and patisserie. A broader range of amenities can be found close by in the attractive market towns of Ross and Ledbury. This property is well placed for the commercial centres of Gloucester and Cheltenham, which offer more extensive retail, leisure, and cultural facilities.

Recreational: There are many fine walks, cycle rides and outdoor activities in the local area, with the popular Forest of Dean, Wye Valley and Malvern Hills all within easy driving distance. Newent and Ledbury offer a variety of sports clubs, including cricket, hockey, tennis, football, and rugby, and both towns have a leisure centre/swimming pool. Golf courses locally at Newent and Dymock, with theatres in Ross and Ledbury. There is also an excellent selection of good pubs and fine dining in the locality, and a local vineyard offers good dining, vineyard tours and wine tasting visits.







DIRECTIONS - GL18 1RG

From Ledbury: Take the A449 out of town and upon reaching the Gloucester Road roundabout, take the second exit along the Leadon Way bypass and carry on straight over the next roundabout. Upon reaching the Ross Road roundabout take the first exit onto the B4216, signposted Dymock and Newent. Carry on along this road and upon reaching the village of Dymock, continue on through the village and stay on this road, passing over the M50 motorway bridge. Continue along this road, passing Three Choirs Vineyard and 3 Shires Garden Centre until reaching the staggered crossroads. Turn right at the crossroads passing the Kings Arms Pub and after a short distance take the next right turn onto Horsefair Lane. The Willows can be found after a short distance on the right-hand side.

What3Words: scoots.images.tastier

VIEWINGS

By prior appointment via **Grant & Co Estate Agents** on 01531 637341.

Agents Note: For details of Agents Obligations and Disclaimers, please visit the Agents website: www.grantco.co

