

Springfield Bradfords Lane
Newent GL18 1QR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Newent GL18 1QR

Guide Price £750,000

ON THE MARKET FOR ONLY THE SECOND TIME IN ITS HISTORY, THIS IMPRESSIVE and SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME is set within ONE AND A HALF ACRES of BEAUTIFUL GROUNDS and offers SPACIOUS AND VERSATILE ACCOMMODATION with THREE RECEPTION ROOMS, TWO EN-SUITE BEDROOMS, DOUBLE GARAGE and a RANGE OF USEFUL OUTBUILDINGS, all enjoying a DELIGHTFUL AND PEACEFUL COUNTRYSIDE SETTING.

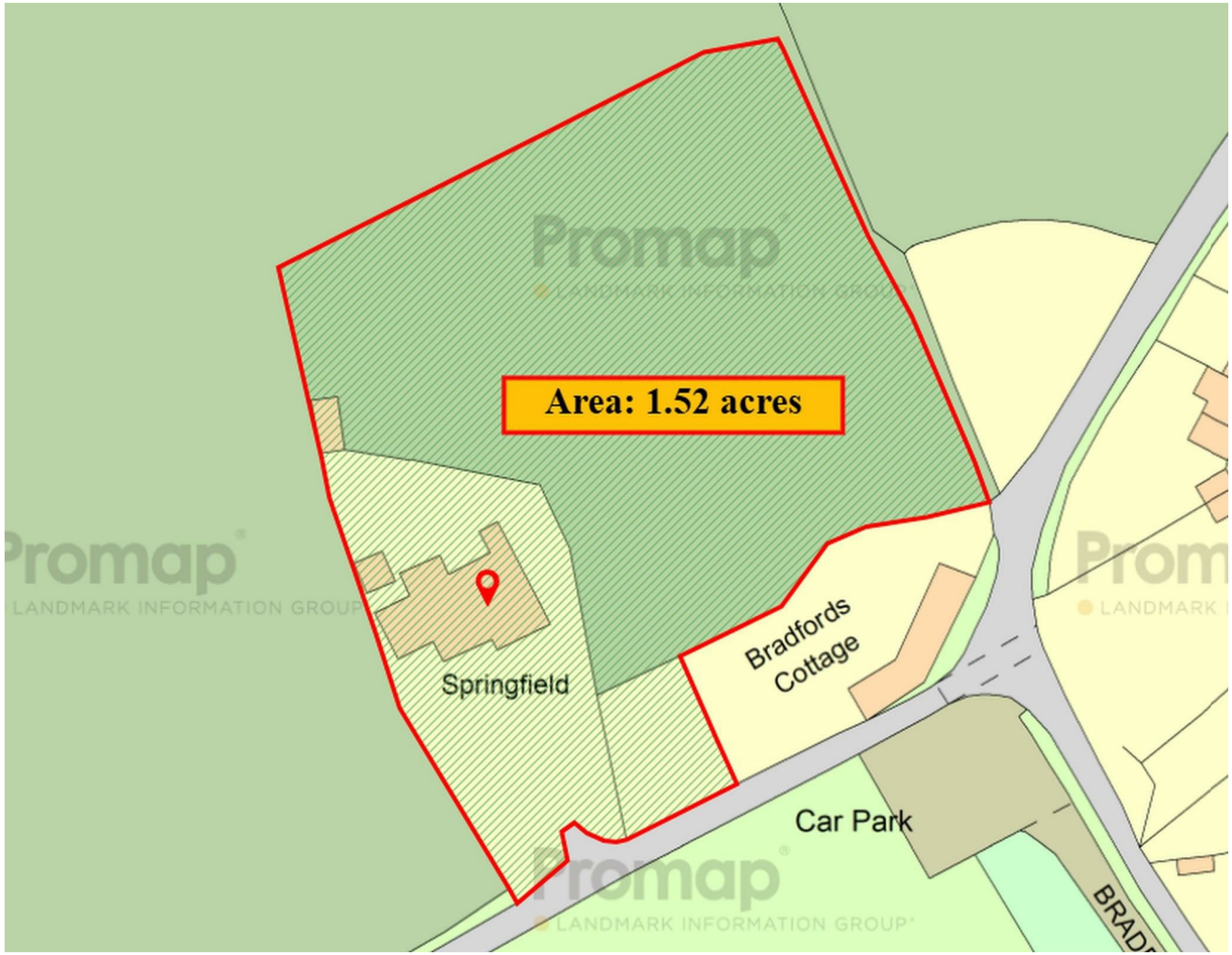
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent, grammar schools in Gloucester and Cheltenham and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 also takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



DESCRIPTION

Springfield is an impressive five bedroom detached family home, originally constructed in 1959. The property was substantially extended in 2006 and now offers approximately 3,300 sq ft of spacious and versatile accommodation, ideally suited to modern family living.

Occupying a beautiful and rarely available position along Bradfords Lane, the property is surrounded by established gardens, mature trees and open countryside, providing a wonderful sense of privacy and tranquillity.

THE PROPERTY

The property is entered through large double solid oak doors. The ground floor accommodation is both generous and flexible, comprising an entrance hall, a spacious living room and impressive dining room, both with Minster stone fireplaces. These principal rooms have large front aspect windows with the added benefit of being southerly facing, allowing an abundance of natural light to flood through. With a separate sitting room, Springfield provides excellent spaces for both everyday family life and entertaining.

The well-proportioned kitchen has bespoke hand crafted units with granite worktops, an Aga and the original double Belfast sink. The kitchen offers ample space for food preparation and storage and is complemented by a separate utility room, pantry and boiler room. There is also a ground floor shower room.

To the first floor, the property offers five bedrooms, including an exceptionally spacious principal bedroom, together with two en-suite bathrooms and a further family bathroom. The accommodation provides excellent flexibility for larger families, visiting guests or those requiring space to work from home.













OUTSIDE

Outside, Springfield is approached via a sweeping driveway, providing ample off-road parking and access to the attached double garage.

The property stands within approximately one and a half acres of attractive grounds, incorporating extensive lawned areas, paddock, established trees, mature shrubs, patio seating areas and an abundance of natural greenery. The gardens offer a wonderful degree of privacy.

Springfield represents a rare opportunity to acquire a substantial and individual family home, combining generous living accommodation, extensive grounds and a peaceful rural setting, whilst remaining within easy walking distance of the historic market town of Newent and its amenities.

KEY FEATURES

- Substantial five-bedroom detached family home;
- Set within approximately one and a half acres of attractive grounds;
- Originally built in 1959 and substantially extended in 2006;
- Three generous reception rooms and two en-suite bedrooms;
- Spacious and versatile accommodation;
- Extending to approximately 3,300 sq ft;
- Double garage, ample parking and useful outbuildings;
- Beautiful countryside setting;
- Mature gardens and a high degree of privacy.

AGENT'S NOTE

Prospective purchasers should be aware that the property will be subject to an overage clause of 25% for a period of 25 years. Interested parties are advised to seek clarification from their solicitor regarding the terms and conditions of this clause prior to proceeding with a purchase.

SERVICES

Mains electricity and water, septic tank, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: G
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 straight over to Watery Lane. Continue along for approximately three quarters of a mile, turning right following the signpost for Newent Arboretum into Bradfords Lane. Continue along this road and upon passing the entrance to the arboretum, turn immediately left onto the private track which will lead you to the property.

PROPERTY SURVEYS

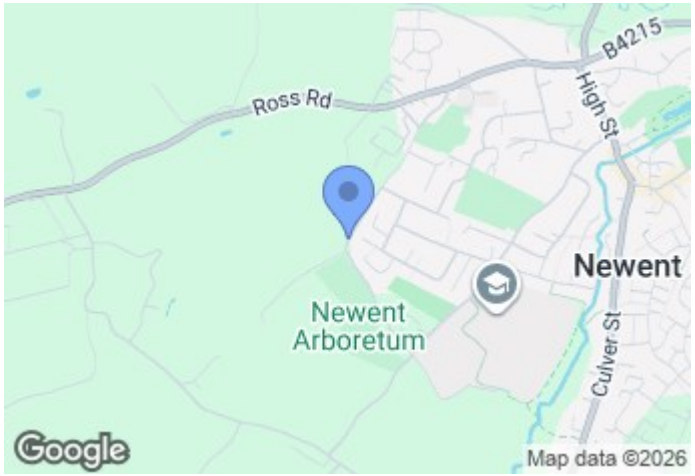
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

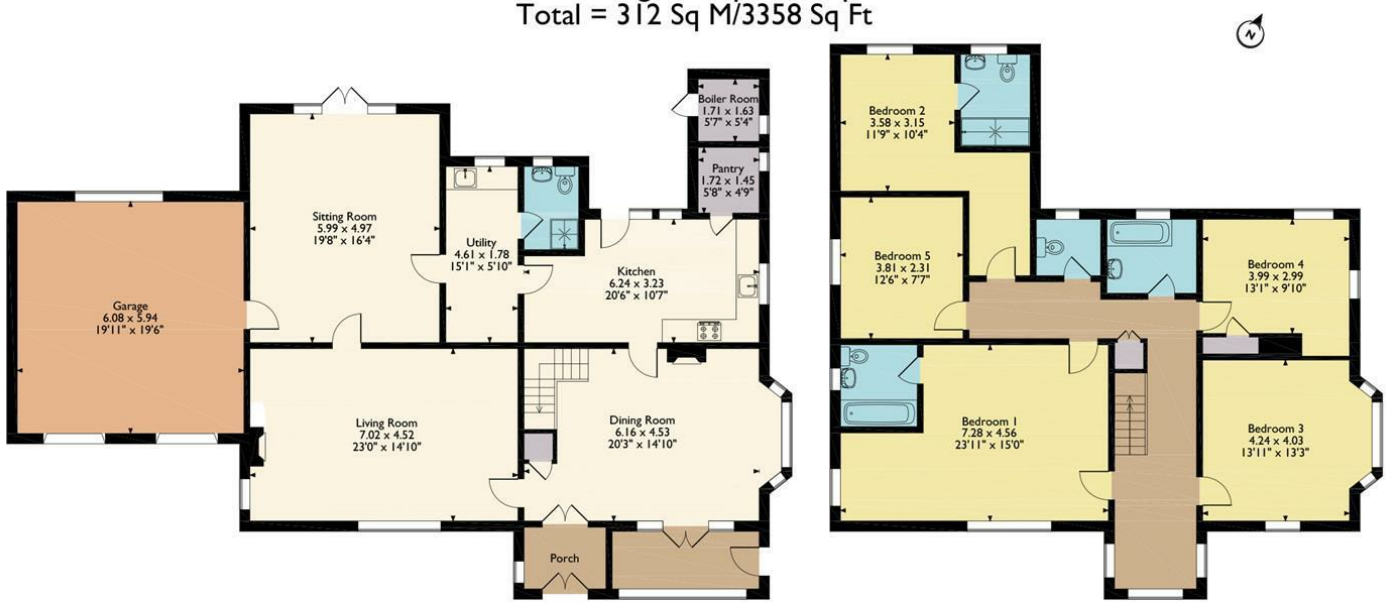
These details are yet to be approved by the vendor. Please contact the office for verified details.





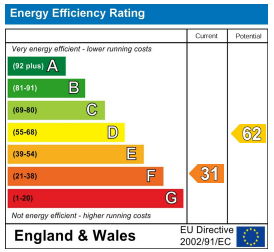


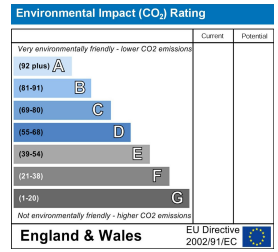
Springfield, Bradfords Lane, Newent
Approximate Gross Internal Area
Main House = 309 Sq M/3326 Sq Ft
Outbuilding = 3 Sq M/32 Sq Ft
Total = 312 Sq M/3358 Sq Ft



Ground Floor **First Floor**

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.





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.

