



FREEHOLD

£325,000



WEDGEWOOD COTTAGE, THE HAIE, NEWNHAM, GLOUCESTERSHIRE, GL14 1HW

- TWO BEDROOMS
- ENTRANCE PORCH/CONSERVATORY
- GAS CENTRAL HEATING
- ADDITIONAL PIECE OF LAND INCLUDING SUMMERHOUSE AND EXTRA SHED
- SEMI-DETACHED
- LOUNGE
- BATHROOM
- LOFT SPACE
- GARDENS, GARAGE & SHED
- IDYLIC RURAL DWELLING

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WEDGEWOOD COTTAGE, THE HAIE, NEWNHAM, GLOUCESTERSHIRE, GL14 1HW

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, AN UNUSUAL TWO BEDROOM FORMER COACHMAN/CHAUFFEURS QUARTERS IN A COUNTRY ESTATE BELIEVED TO DATE BACK TO 1901 SITUATED IN A SOUGHT AFTER LOCATION. THE HAIE IS A JACOBAN STYLE MANSION BUILT CIRCA 1900 AND IS SET IN ELEVATED PARKLAND WITH FINE VIEWS TOWARDS THE SEVERN ESTUARY AND SURROUNDING WOODLANDS, CLOSE TO THE PICTURESQUE VILLAGE OF NEWNHAM ON SEVERN WITH ITS RANGE OF FACILITIES.

The historic Village of Newnham is perched above the River Severn. The Village has many facilities along its tree lined High Street, there are many small Shops, a Pharmacy, Post Office, Library, Doctors Surgery and Primary School as well as several Public Houses and the 14th Century Church.

Further afield in Gloucester and Cheltenham you will find many more amenities including renowned State, Grammar and Private Schools, excellent shopping, cultural and leisure facilities, Railway Station, Gloucestershire airport is 16 miles away and the Severn Bridge is just 19 miles.

Entrance Porch/Conservatory: 9' 0" x 6' 11" (2.74m x 2.11m), Of half glazed construction, plumbing for washing machine, door through to -

Kitchen/Dining Room: 16' 0" x 15' 8" (4.87m x 4.77m), Fitted at wall and base level, with sink unit, windows to front and rear, plumbing for automatic washing machine or dishwasher, radiator, tiled splash-backs, stone fireplace with mantle, beamed ceilings, stairs off.

Lounge: 16' 0" x 14' 0" (4.87m x 4.26m), Window to front with views, window to rear, radiators, wall mounted feature fire, newly fitted double glazed French doors leading to the outside decking area, views overlooking the front garden and Forest of Dean and beyond, door through to -

Separate storage area leading to the bathroom.



Bedroom One: 11' 0" x 9' 4" (3.35m x 2.84m), Windows to front and side with views, radiator.

Family Bathroom: White suite, large walk-in shower cubicle with gas power shower, radiator, window to rear, tiling to walls.

From the Kitchen/Dining room, stairs lead to -

Bedroom Two: 17' 0" x 10' 9" (5.18m x 3.27m), Windows to rear, eaves storage. Access to -



Further Loft Space: Which with the necessary consents could provide further bedroom accommodation. Agents Note: In the past Planning Permission has been granted for this but it had lapsed some time ago and will need a new application.

Outside: Good sized gardens mainly to front elevation with lawned areas, patio areas, herbaceous borders. There is a garden shed and Garage, small decked area, parking to side for two vehicles in tandem. Gated access to rear gardens which are enclosed with lawn and herbaceous borders. There is an additional piece of land across the track which has a summerhouse and a shed.

Agent's Note: There is a surcharge of £15 PCM for upkeep of the approach lane.

Services: Electricity, gas central heating, mains water and drainage are connected to the property.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

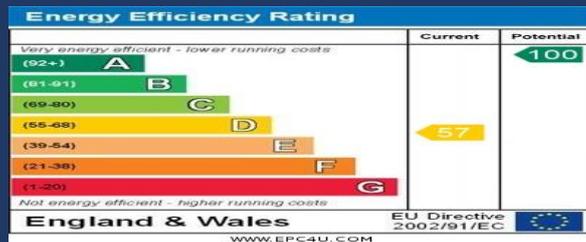


1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982