



SUNNYDALE

KILCOT | NEWENT | GLOUCESTERSHIRE







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SUNNYDALE IS LOCATED WITHIN BEAUTIFUL COUNTRYSIDE A SHORT DISTANCE FROM THE HAMLET OF KILCOT AND CLOSE TO THE THRIVING MARKET TOWN OF NEWENT.

Sunnydale enjoys a quiet position, being situated along a no-through country lane, and offers a lovely detached country house with enclosed lawned garden and separate entertaining terrace.

Excellent situation and position within beautiful countryside
Quiet position along no-through country lane

Traditional character property with accommodation set out over two floors
Open plan kitchen and dining room with French doors to brick paved sun terrace
Five bedroom first floor accommodation with separate bath and shower rooms

Scope for future extension (subject to necessary consents)

Enclosed lawn garden with ornamental trees
Plentiful parking and hard standing areas

Sunnydale accommodation:

Spacious Reception Hall • Open Plan Kitchen with Breakfast & Dining Area
Rear Hall with separate WC • Sitting Room • Study with connected kitchenette/
utility • Side Garden Store • Stairs from Entrance Hall to first floor landing
Five first floor Bedrooms • Bathroom • Shower Room

Kilcot 0.5 mile • Newent 1.5 miles • Ross-on-Wye 7.0 miles
Gloucester 11 miles • Hereford 17 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Sunnydale enjoys an excellent accessible location in west Gloucestershire, surrounded with beautiful rolling countryside, and with very easy access to the principal road networks for superb connectivity. The property is situated along a quiet no-through country lane, yet within walking distance from the attractive hamlet of Kilcot.

Kilcot is a lovely hamlet that is situated in the 'Golden Triangle' of Ross-on-Wye, Gloucester and Ledbury. The Kilcot Inn is at the centre of the small community and is highly regarded as a public house and restaurant (www.kilcotinn.co.uk), having just been awarded 'Best Restaurant 2017' in the Forest Business Awards.

Newent is well known for its striking black and white Market House building situated within its historical market square. The town provides a good range of facilities and amenities including both Primary and Secondary Schools, and is regarded as having a strong community with numerous groups and organisations. A four acre lake and park, that was formerly part of the Newent Court Estate, has been developed as a key recreation facility at the heart of the town. There is also a Millennium Arboretum and Recreation Ground. For further details view www.newenttowncouncil.org.uk

More extensive shopping and amenity facilities are situated a short car journey away at Ross-on-Wye and Gloucester. There are excellent connections to the main road network with the B4221 at Kilcot connecting directly to the M50 (j.3) less than 10 minutes' drive away which joins the M5 (north) or A40/A449/M4 (south). A main line railway station is also accessible at Gloucester.

An abundance of tourism and recreational activities exist on the doorstep with the Forest of Dean, Wye Valley, Malvern Hills, the Cotswolds and the beautiful Brecon Beacons National Park all within easy reach. The quaint market towns of Ledbury, Malvern, Ross-on-Wye and Monmouth are popular for residents or tourists to explore in the area.





THE PROPERTY

Sunnydale offers a well-appointed and spacious country house with a light feel and with the majority of the accommodation enjoying views out over the beautiful rolling countryside that surrounds the property.

The property has a warm and appealing character with red brick and tiled roof and has been extended by the vendors approximately ten years ago to provide for a lovely family residence. A spacious reception hall is centrally located to connect to all of the principal ground floor accommodation. A fully fitted Kitchen with breakfast island includes a Toledo Range Master for cooking and a spacious dining area. The open plan kitchen and breakfast/dining room is perfect for modern day family and entertaining. French doors also lead onto an enclosed brick sun terrace and side garden.

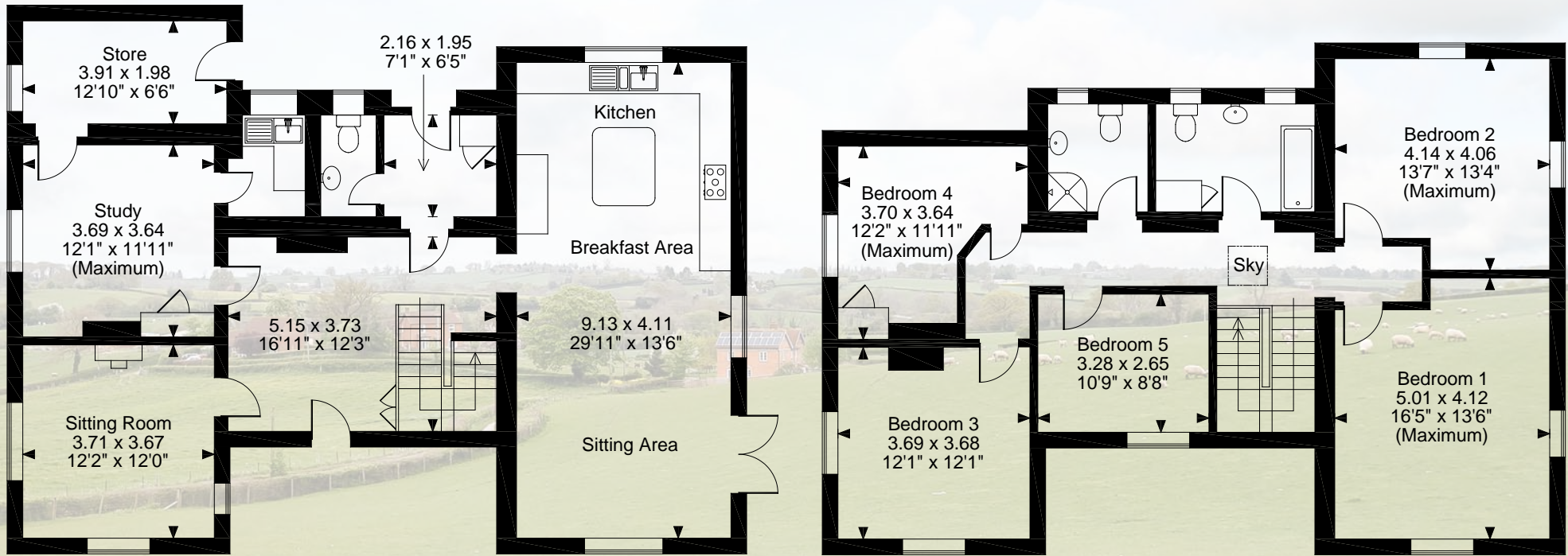
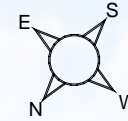
A separate Sitting Room, or Snug, is situated off the reception hall and enjoys double aspect views over the extensive lawned garden. A separate study offers a useful room for any future owner that requires the ability to work at home, or utilise as an additional reception room. A small walk in kitchenette is accessed from within the study. With access to a side Garden Store lean-to utility that could be developed (subject to consents) into further accommodation, the Study has the potential to be adapted into useful partly self-contained accommodation for elderly family members, or to meet less able living requirements.

A timber balustrade staircase, with extensive under stairs storage, leads to the first floor landing, which benefits from plenty of natural light from a supersized Velux window. The first floor accommodation is well configured and accessed direct from the landing. Five first floor bedrooms, three of which form good double bedrooms, and two spacious single or twin rooms, lie either side of a family shower room and separate family bathroom. The bedrooms enjoy beautiful views over the gardens and countryside surrounding the property.

The gardens wrap around the property, which is served by its own access drive from Blue Lane, and also benefits from an extensive parking area on the side of the lane to the front aspect. A lawned garden with flower border stretches along the front of the property and adjoins the enclosed side brick paved sun terrace perfect for outdoor entertaining and forming a safe enclosed garden area with raised lawn. A large enclosed lawned garden lies to the north of the house with a number of ornamental trees and with excellent scope to be landscaped further, or retained to provide for an often sought after spacious family garden.

SUNNYDALE ACCOMMODATION FLOORPLANS

Sunny Dale, Blue Lane, Kilcot, Newent
Approximate Gross Internal Area
2280 Sq Ft/212 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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KEY INFORMATION

Services: Electricity and BT telephone/fibre broadband is connected. Solar PV panels situated on the southern roof aspect also provide electricity. Sunnydale is currently served off a mains water supply from Lower House Farm. A new independent mains water supply is in the process of being connected. Private drainage to independent septic tank situated opposite Sunnydale, west of Blue Lane. Night storage heating to part accommodation with open fire in Sitting Room. Underfloor heating in Kitchen & Dining Area, First Floor Bathroom and Shower Room.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements, and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Council Tax Band: E – Local Authority Reference No. 006113.

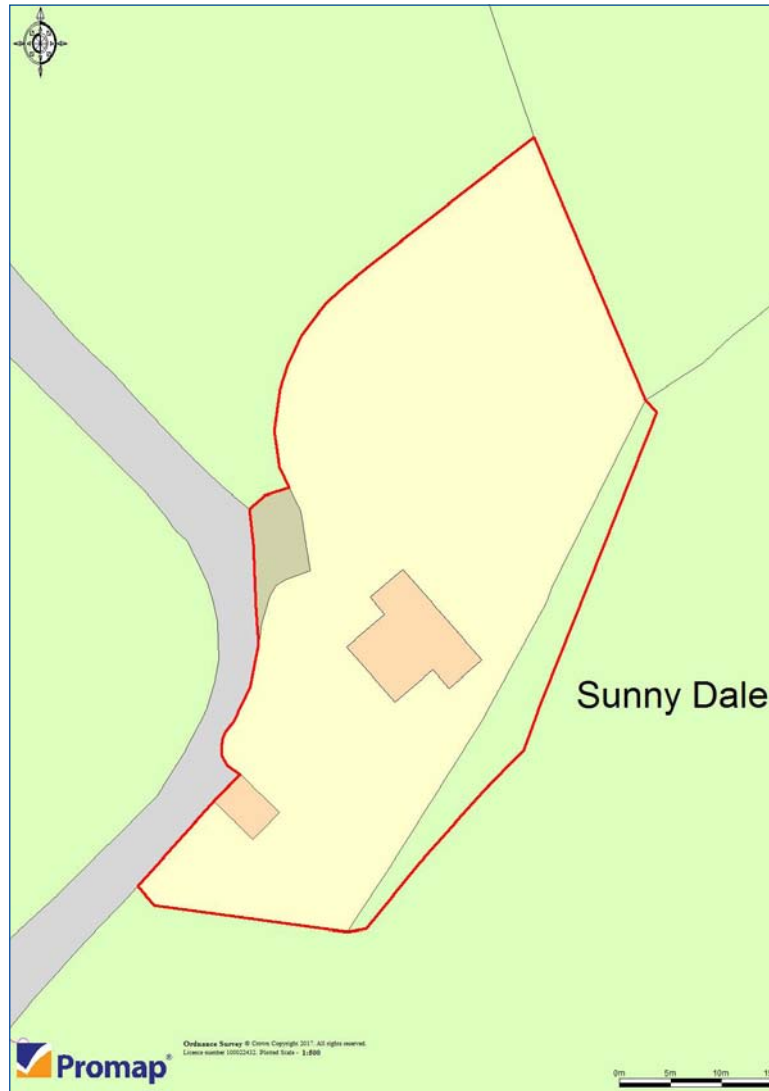
Local Authority: Forest of Dean District Council.
Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

Directions: Approaching Kilcot from either Newent or Upton Bishop (J.3 of M50) on the B4221 turn adjacent to The Kilcot Inn Public House into Kews Lane. Proceed along Kews Lane and take the first turning on your right at the grass triangle into Blue Lane. This is a no-through road. Sunnydale is the first property on the right along Blue Lane. Postcode: GL18 1NG.

Agents Disclosure: Please note that in accordance with the Estate Agents Act 1979 it is disclosed that the vendors of the property are family members of an employee of Powells.

Powells Chartered Surveyors, Land & Estate Agents
Singleton Court Business Park
Monmouth, NP25 5JA
Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		72
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2017.