



**FREEHOLD**

**£350,000**



**5 THE GREEN, NEWNHAM, GLOUCESTERSHIRE, GL14 1AF**

- **FOUR BEDROOMS**
- **KITCHEN**
- **FAMILY BATHROOM**
- **GOOD SIZED GARDEN**
- **FOUR RECEPTION ROOMS**
- **EN-SUITE TO MASTER BEDROOM**
- **WORKSHOP/OFFICE OUTSIDE**

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## 5 THE GREEN, NEWNHAM, GLOUCESTERSHIRE, GL14 1AF

### A SPACIOUS FOUR BEDROOMED , FOUR RECEPTION ROOM COTTAGE ON THE EDGE OF THIS POPULAR VILLAGE AND FRONTING ONTO A PICTURESQUE GREEN.

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 and Private Schools, excellent shopping, cultural and leisure facilities, Railway Station, Gloucestershire airport which is 16 miles away. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the City of Gloucester and Cheltenham giving access onto the M5 and the Midlands.

**Entrance Hall:** Entrance leading into reception room.

**Sitting Room: 12' 11" x 13' 0" (3.93m x 3.96m),** Fireplace with wood burning stove. Radiator. Window to front aspect.

**Snug: 14' 8" x 8' 2" (4.47m x 2.49m),** Second living room. Quarry tile floor, window to side and rear aspect. Radiator.

**Lounge: 15' 10" x 9' 11" (4.82m x 3.02m),** Third living room. Windows to side and rear aspect. Radiators.



**Dining Room: 12' 10" x 11' 2" (3.91m x 3.40m),** Window to front aspect, radiator, Victorian fireplace.

**Kitchen: 12' 5" x 10' 8" (3.78m x 3.25m),** Peninsula unit with stainless steel worktop, sink. Base level built-in units, skylight. Door leading into rear garden.

**First Floor Landing:** , Stairs leading from reception room (living room one) to landing.

**Bedroom One: 14' 11" x 10' 11" (4.54m x 3.32m),** Master bedroom provides views towards the River Severn and over Newnham. Window to rear aspect, radiator.



**En-Suite:** En-suite shower room with shower cubicle, WC and hand wash basin. Radiator. Window to rear aspect.

**Bedroom Two: 15' 10" x 10' 8" (4.82m x 3.25m),** Window to rear aspect, radiator, original fireplace.

**Bedroom Three: 13' 5" x 8' 8" (4.09m x 2.64m),** Window to front aspect with views, radiator, original fireplace.

**Bedroom Four: 11' 8" x 8' 9" (3.55m x 2.66m),** Window to rear aspect, radiator.

**Bathroom:** Three-piece suite, window to side aspect, radiator, tiling to walls.

**Outside:** Garden being largely laid to grass, there is a covered seating area (13.5 x 10.8), patio area and decked area.

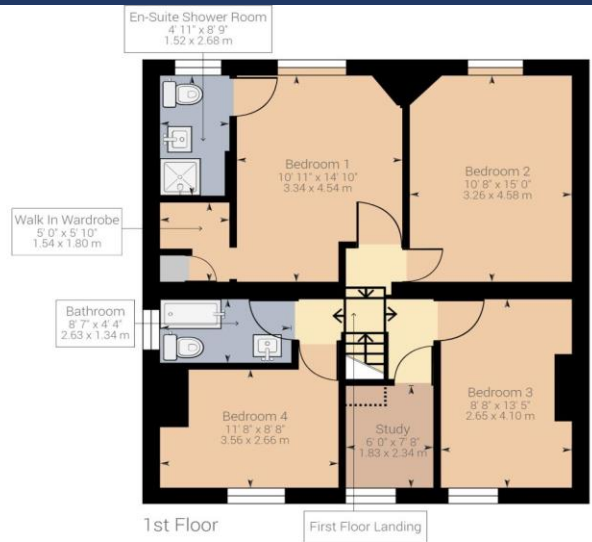
**Outbuildings: Approx. 18' 0" x 12' 0" (5.48m x 3.65m),** Workshop/office space outside.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



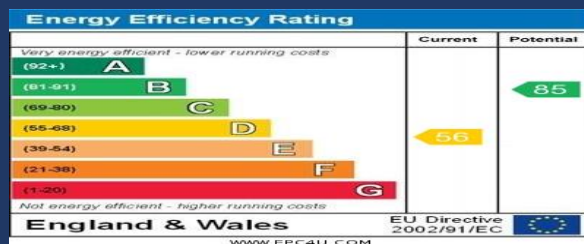
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



Approximate net internal area: 1581.76 ft<sup>2</sup> / 146.95 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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