



**FREEHOLD**

**£550,500**



**MERRYLEES, TEWKESBURY ROAD, NEWENT, GLOUCESTERSHIRE,  
GL18 1EB**

- BEAUTIFUL 17TH CENTURY CHARACTER COTTAGE
- FITTED COUNTRY STYLE KITCHEN WITH BEAMS AND EXPOSED TIMBERS
- DINING ROOM
- DOUBLE GLAZING WITH LATCHED HANDLES & OIL FIRED CENTRAL HEATING
- TWO DOUBLE BEDROOMS WITH EXPOSED TIMBER CEILINGS
- UTILITY ROOM
- LOUNGE WITH INGLENOOK FIREPLACE
- DELIGHTFUL COTTAGE GARDENS & AMPLE PARKING
- CELLAR

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## MERRYLEES, TEWKESBURY ROAD, NEWENT, GLOUCESTERSHIRE, GL18 1EB

**DATING BACK TO THE 17TH CENTURY, WE ARE DELIGHTED TO OFFER THIS PICTURE POSTCARD COTTAGE WITH DELIGHTFUL GARDENS. THE PROPERTY HAS BEEN RECENTLY REFURBISHED TO A HIGH STANDARD YET MAINTAINING MANY ORIGINAL CHARACTER FEATURES TO INCLUDE A WEALTH OF EXPOSED TIMBERS, HUGE INGLENOOK FIREPLACE, ALL THE WHILE BEING SHOWCASED BY THE STUNNING WELL STOCKED GARDENS.**

Situated in a rural area near to the medieval market town of Newent with its historic buildings, and range of shopping, school and health care facilities.

The wider area offers lovely scenery (Malvern Hills) the world renowned Three Choirs Vineyard, the picturesque town of Ledbury and is centrally located to access the cathedral cities of Worcester, Gloucester and Hereford.

The property is approached through the rear and a latched door enters into a -

**Sun Room:** Half glazed with shelving, wood effect floor, UPVC door to -

**Kitchen: 14' 5" x 10' 0" (4.39m x 3.05m),** Bespoke fitted kitchen with wall & base units providing ample worktop & storage space, granite worktops with Belfast sink & mixer taps over, integrated dishwasher, range style cooker with extractor over and induction style hob, limestone floor tiles, tiled splash-backs, column radiator, windows to front and side, access via floor hatch to Cellar.

**Utility Room:** Base units for storage, sink unit, plumbing for automatic washing machine, radiator, windows to two aspects.



The Kitchen is sub-divided with exposed original timbers and tongue and groove Wainscott to wall level -

**Dining Room: 14' 6" x 10' 5" (4.42m x 3.17m),** Limestone floor, column radiator, windows to two aspects. Latched door to -

**Lounge: 15' 3" x 13' 3" (4.64m x 4.04m),** A beautiful room full of character. There is an Inglenook fireplace housing a wood burner with an oak mantle over, exposed brick wall, exposed ceiling timbers, window and door to front, column radiator, Cittal porch which leads to the garden.

From the hall, twist & turn stairs to -



**First Floor Landing:** Not just a landing but a feature of this property with exposed timber walls and window overlooking the gardens. Access to loft (with a ladder) which is boarded and insulated.

**Bedroom One: 13' 10" x 12' 10" (4.21m x 3.91m),** This room is flooded with light with windows and skylights, wood flooring, 'A' framed ceiling with exposed timbers, column radiator.

**Bedroom Two: 14' 7" x 10' 10" (4.44m x 3.30m),** Again, lovely light room with windows to different aspects, 'A' framed ceiling with exposed beams, wood floor, column radiator, door to -

**En-suite:** Three piece comprising shower cubicle, low level W.C. and sink inset in a vanity unit, tiled floor, radiator, window.

**Family Bathroom:** Suite comprising low level W.C., sink unit, bath with shower over, column radiator, tiled floor, skylight.

**Outside:** The property is approached via a five bar gate to a large parking area. There is a block built store room (23' 0" x 11' 0" (7.01m x 3.35m)) with power & light, this would make a fantastic annex or holiday let subject to planning. There is also a new timber shed. A latched gate opens into the gardens. These lovely cottage gardens are a beautiful bonus to this cottage. There is a central lawn surrounded with various shrub and flower borders with seasonal planting and a brick potting shed. Dotted around the gardens are seating areas taking advantage of the lovely surrounds. A gate opens into a vegetable patch with an ornamental pond, a greenhouse and shed. Following on, an arbour gives shelter by a flourishing grape vine. There is another lawn with hedged boundaries, a gate leads to a courtyard area that is barked for low maintenance and here is the oil boiler providing central heating and domestic hot water. To summarise, this garden (approximately 1/4 acre total plot) perfectly compliments this superb property - viewing is a must.

**Services:** Mains water and electricity are 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**

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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