

***ON THE EDGE OF THE ROYAL FOREST OF DEAN
GLOUCESTERSHIRE***

Gloucester 10 miles. Westbury-on-Severn 1.5 miles.

A Very Attractive Black & White Residence

known as

**BRIMSTONE COTTAGE
CHURCH LANE
NORTHWOOD GREEN
WESTBURY ON SEVERN
GLOUCESTERSHIRE GL14 1ND**



FOR SALE BY PRIVATE TREATY

Price Guide: £285,000

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

Brimstone Cottage is situated in an unrivalled position fronting the quiet country road leading from Northwood Green, Westbury on Severn to the village of Westbury on Severn. It occupies a splendid position overlooking the attractive rich farmlands of Gloucestershire. The Cathedral City of Gloucester is about 10 miles distant and Westbury on Severn 1.5 miles and Northwood Green is approximately $\frac{3}{4}$ of a mile.

DIRECTIONS

To approach Northwood Green take Church Lane and proceed $\frac{3}{4}$ mile over the railway crossing and some distance away the property will be found on the right hand side.

TENURE

The property is freehold and not affected by any restrictions of an onerous or unusual nature.

SERVICES

Mains electricity and water are connected. Drainage is to a private disposal system within the premises.

OUTGOINGS

Council Tax Band D

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

INGOING VALUATION

There will be no ingoing valuation and no claim for dilapidations and deterioration (if any) or other offset will be allowed.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing is strictly by appointment with the Agents, RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT. Tel: 01989 567233.

PARTICULARS OF SALE

**BRIMSTONE COTTAGE
CHURCH LANE
NORTHWOOD GREEN
WESTBURY ON SEVERN
GL14 1ND**

The very attractive detached residence occupies a very quiet roadside position near Northwood Green and enjoys unrivalled distant open views towards the Royal Forest of Dean.

Westbury on Severn with local shops, Church, Post Office, Doctors' Surgery is about 11/2 miles distant.

The property is mainly a black and white residence under a tiled roof.

It has been fully modernised and offers the following very attractive accommodation:

ON THE GROUND FLOOR:

Rear Entrance:

Utility Room: with tiled floor; electric power points for utensils

Kitchen: (approx 4.05m x 3.25m max) with attractive fitted kitchen, sink unit, Rangemaster LPG cooker

Cupboard under the stairs, stairs leading from kitchen to first floor

Lounge: (approx 4.6m x 3.95m) exposed beams, double radiator

Dining Room: (approx 4m x 3.6m), with gas fired stove, exposed beams. Leading off this very attractive room is the

Bathroom: Corner Bath; Shower, Linen Cupboard with oil fired boiler for central heating

WC: low level WC; vanity unit

ON THE FIRST FLOOR:

Landing with Wardrobe/Cupboard

Bedroom 1: (approx 4.3 x 2.55m) with radiator

Bedroom 2: (approx 3.2m x 3.75m) with radiator

Bedroom 3: (approx 3.7m x 3.2m) with radiator

OUTSIDE

Very attractive grounds comprising lawns, flower borders and very productive small kitchen garden, Greenhouse and Garden Seating area.

OUTBUILDINGS

Comprise a Double Garage with a store shed on one side and a garden shed 8ft x 8ft on the other. The garage has a concrete apron outside with parking for four cars.

NOTE:

The Summerhouse is not included in the sale but could be purchased by separate negotiation if required.

GUIDE:

Subject to contract £310,000 or near offer.

