



## The Haie

Newnham, GL14 1HW

£275,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer this unique and spacious two double bedroom apartment, set within an impressive Victorian Grade II country house in an elevated and peaceful location. Enjoying truly stunning far-reaching views over the River Severn, the property combines character and charm with generous living space, making it an ideal home for those seeking something special.

The apartment retains a wealth of original features including exposed beams, vaulted ceilings and arched windows, while offering well-proportioned accommodation throughout. The property further benefits from access to approximately two acres of beautifully maintained communal gardens and grounds, along with two allocated parking spaces.



Accessed via the communal entrance with intercom system into:

### Grand Hall

An impressive communal reception area featuring original Victorian tiled flooring, a grand carved stone staircase and a stunning stained glass window.

### Apartment Entrance Hall:

9'1 x 3'11 (2.77m x 1.19m)

Access to roof inspection space and doors leading to the sitting room, study area and bathroom.

### Study Area:

9'1 x 12'10 (2.77m x 3.91m)

Rear aspect window, open-plan to the sitting room and inner hall.

### Lounge:

18'9 x 12'5 (5.72m x 3.78m)

Front aspect windows enjoying exceptional views over the Severn Vale, exposed timber framing, built-in shelving and door leading to:

### Kitchen:

10'9 x 12'9 (3.28m x 3.89m)

Front aspect window and Velux roof light, exposed beams, range of fitted units, built-in oven, gas

hob, dishwasher, space for washing machine, integrated under-counter fridge and Worcester gas central heating boiler.

### Inner Hall:

4'3 x 7'8 (1.30m x 2.34m)

Access to loft space, large built-in storage cupboard and doors leading to bedrooms.

### Bedroom One:

20'10 x 12'5 (6.35m x 3.78m )

Front aspect windows with stunning views over the River Severn, exposed beams, power points, TV point.

### Bedroom Two:

16'3 x 12'5 (4.95m x 3.78m)

Side aspect single glazed window, Velux roof light, power points.

### Bathroom:

9'1 x 6'4 (2.77m x 1.93m)

Velux roof light, fitted storage cabinets, panelled bath with shower over, close-coupled WC, wash hand basin and laminate flooring.

### Outside:

The property is set within approximately two acres of beautifully maintained communal gardens and

grounds, mainly laid to lawn with established borders, mature trees and a small woodland area. The Haie is approached via a stunning sweeping driveway setting a truly private offering. The elevated position provides breathtaking views across the surrounding countryside and River Severn. The apartment also benefits from two allocated parking spaces.

### Agents Note:

This property is subject to a service charge.

2026: £165 Service Charge + £15 Road Maintenance Charge

2027: £287 Service Charge (Part of the planned contingency fund)

2028: £196 Service Charge (Part of the planned contingency fund)

To note Phase 2 of the roof repair cost will be due in December 1st 2026 which totals £3466



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

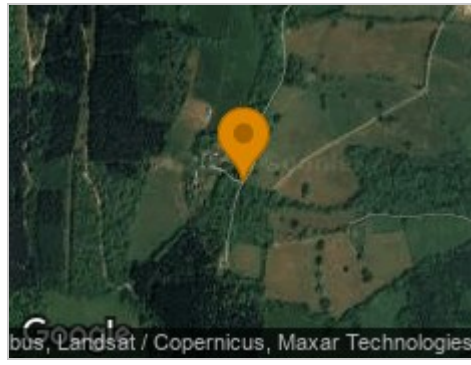
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



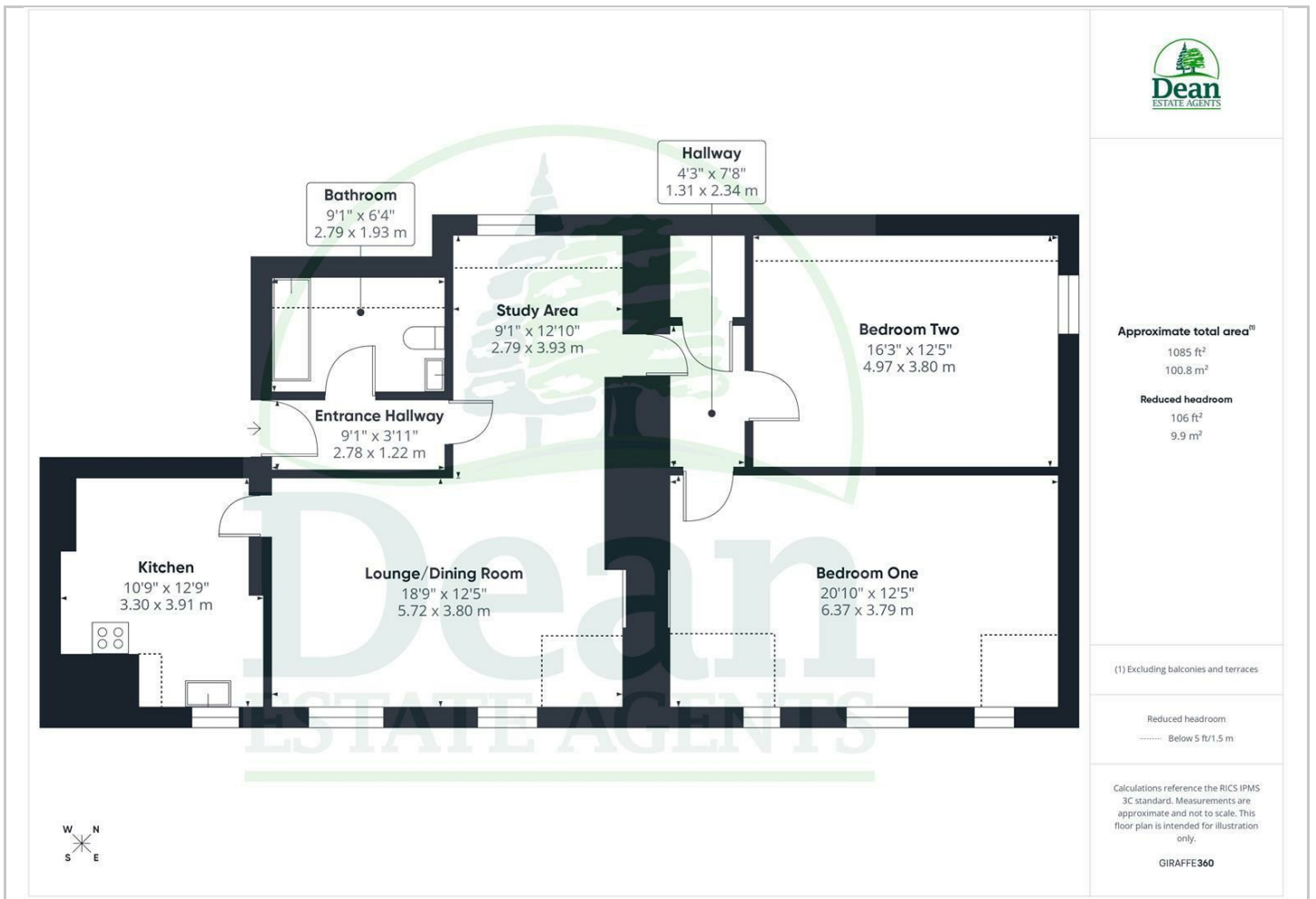
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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