



## BLAKEWAY HOUSE

CHAPEL HILL, NEWPORT, BERKELEY, GL13 9EZ



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GL13 9EZ

A spacious three-bedroom property, in need of modernisation, set within a large curtilage, previously utilised as a transport yard.

- Detached three bedroom property (172m<sup>2</sup> / 1,858ft<sup>2</sup>)
- Accessible location on the A38
- Outbuilding (35m<sup>2</sup> / 376ft<sup>2</sup>)
- Plot of approximately 0.58 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE  
£650,000

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## DESCRIPTION

An opportunity to acquire a three-bedroom detached property in a substantial plot extending to approximately 0.58 acres. The property occupies an accessible position, whilst benefiting from countryside views.

The property is connected to mains water and electricity.

## SITUATION

Blakeway House is located just off the A38 Bristol Road, providing great access to Bristol, Gloucester and Cheltenham.

Nearby, the property is well located to Cam, and the market town of Dursley, providing a range of everyday facilities.

## ACCOMMODATION

To the ground floor, there is a porch to entrance hallway with family room, large reception room and dining room, kitchen/breakfast room, utility room, rear sun room with w/c, and conservatory.

To the first floor there is a family bathroom, landing and three bedrooms, the master being spacious and providing views over the countryside beyond.

## OUTSIDE

Externally, the property has historically been used as garden curtilage, parking and a transport yard. The gardens are lawned with a large patio area and pond. There is also an outbuilding extending to approximately 35m<sup>2</sup> / 376ft<sup>2</sup>.

It is considered there may be opportunity to re-instate a light commercial use on site, subject to planning.

Please note, an area to the easternmost boundary will be retained by the current Vendor and will be fenced before completion.

## LOCAL AUTHORITY

Stroud District Council – 01453 766321  
Council Tax Band - E  
EPC Rating - F

## VIEWING

Strictly by appointment with the Agents:  
David James – 01453 843720

Date: November 2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 33 F    |           |
| 1-20  | G             |         |           |

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

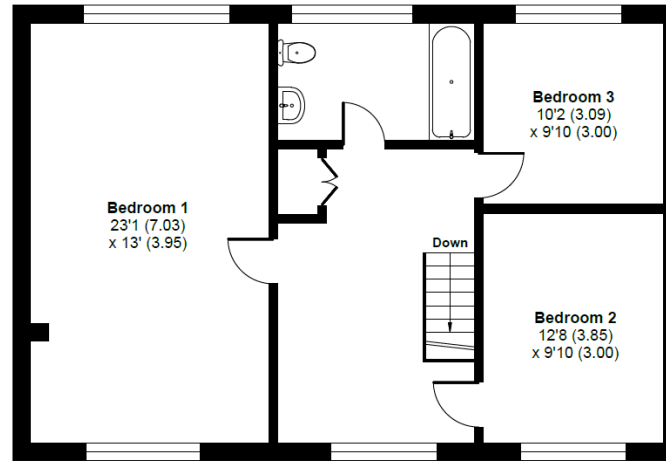
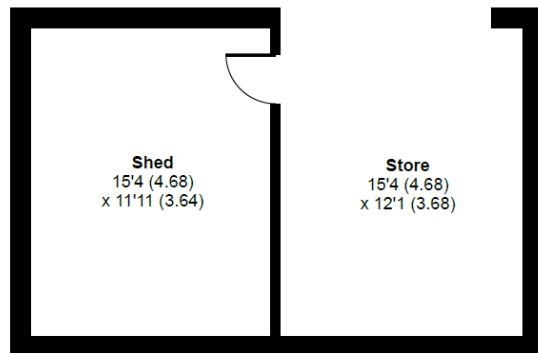
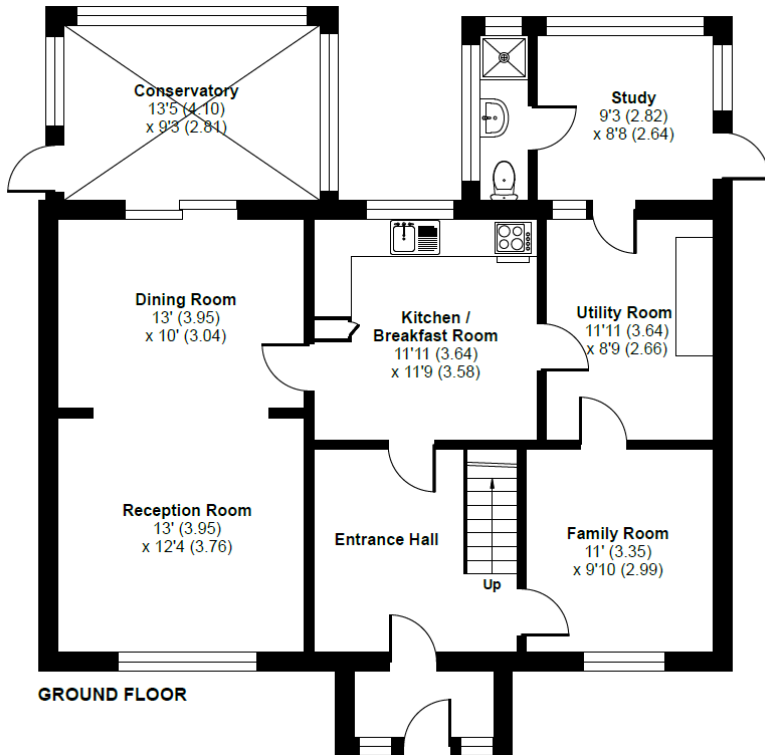






# DAVID JAMES

## FLOORPLAN & SITE PLAN



Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300