



At first glance

- 2 bathrooms and 1 WC
- 6 bedrooms
- Attractive summer house
- Close to local amenities
- Garage
- Gardens to front and rear
- Off-road parking
- Prime location

In detail

A beautifully presented and light six bedroom detached property offering modern features, enclosed gardens to front and rear, off-road parking and garage, situated in a convenient location close to Lydney Park and local amenities.

This property offers spacious and substantial living accommodation set over two floors and is the perfect home for families and those looking to be within a town location. The ground floor comprises; entrance hall, lounge, kitchen, utility room, dining room and garden room. The first floor comprises; four good sized bedrooms (one with en-suite) and a family bathroom with both shower and bath. The second floor comprises; two further bedrooms which could also be used as home offices or snugs, and a WC. Externally, there is an enclosed garden to front which is laid to lawn, and the rear garden is laid to lawn, patio and gravel, and offers a private space outside to relax. There is a glass built summer house, garden shed and garage with power and lighting supply. The parking can be accessed from the rear and also benefits from a double garage.

Situated on the edge of Lydney, this property is in close proximity of a variety of different facilities, including a wide range of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, doctor's surgeries, train station, and primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: E (Forest of Dean District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to kitchen and lounge, storage cupboards, stairs leading up to first floor.

Lounge

Carpeted flooring, feature electric fireplace, radiator, window to front aspect, access through to garden room.

Garden room

Windows to side aspects, wood effect flooring, bi-fold doors out to garden.

Kitchen

Manufactured by Noite Kuchen; Fitted units at eye and base level with worktop space, integrated dual ovens, induction hob with extractor fan above, sink unit with mixer tap and drainer, space for freestanding fridge freezer, integrated dishwasher, windows to front and side aspects, tiled splash backs, wood effect flooring, access through to utility room and dining room.

Utility

Fitted units with worktop space, space and plumbing for washing machine and tumble dryer, boiler, sink unit with mixer tap and drainer, tiled splash backs, window to rear aspect, wood effect flooring, door providing access outside.

Dining Room

Carpeted flooring, radiator, sliding doors providing access to rear garden.

FIRST FLOOR:

Landing

Airing cupboard, access through to four bedrooms and bathroom, stairs leading up to second floor.

Bedroom 1

Carpeted flooring, built-in wardrobes, radiator, window to front aspect, access to en-suite.

En-suite

WC, wash hand basin with vanity unit underneath, walk-in shower enclosure, window to rear aspect, tiled splash backs, wood effect flooring.

Bedroom 2

Carpeted flooring, built-in wardrobes, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, built-in wardrobes, radiator, window to rear aspect.

Bedroom 4

Carpeted flooring, radiator, window to front aspect.

Bathroom

Wash hand basin, WC, bath with mixer taps and shower attachment, shower enclosure, heated towel rail, tile effect flooring, window to front aspect.

SECOND FLOOR:

Landing

Storage cupboards, access to two bedrooms and WC.

Bedroom 5

Carpeted flooring, radiator, velux windows to front and rear aspects.

Bedroom 6

Carpeted flooring, radiator, velux windows to front and rear aspects.

WC

Wash hand basin, WC, radiator, wood effect flooring, velux window to rear aspect.

Outside

There is a stone wall which surrounds the front of the property with a gate providing access into the front garden which is mainly laid to lawn with hedging to the side. There is side access through to the rear garden.



The rear garden is enclosed by fencing and is laid to patio, gravel and lawn and provides a fantastic space to sit outside and relax, enjoying the warmer weather. The rear garden also benefits from a variety of shrubs, plants and flowers, an outdoor shed, a glass built summer house and access through to the garage. The garage has power and lighting supply and can be accessed via the side and the front, where there is also parking space.

Services

Mains gas, water, electric and drainage connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: E

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
813 sq.ft. (77.2 sq.m.) approx.

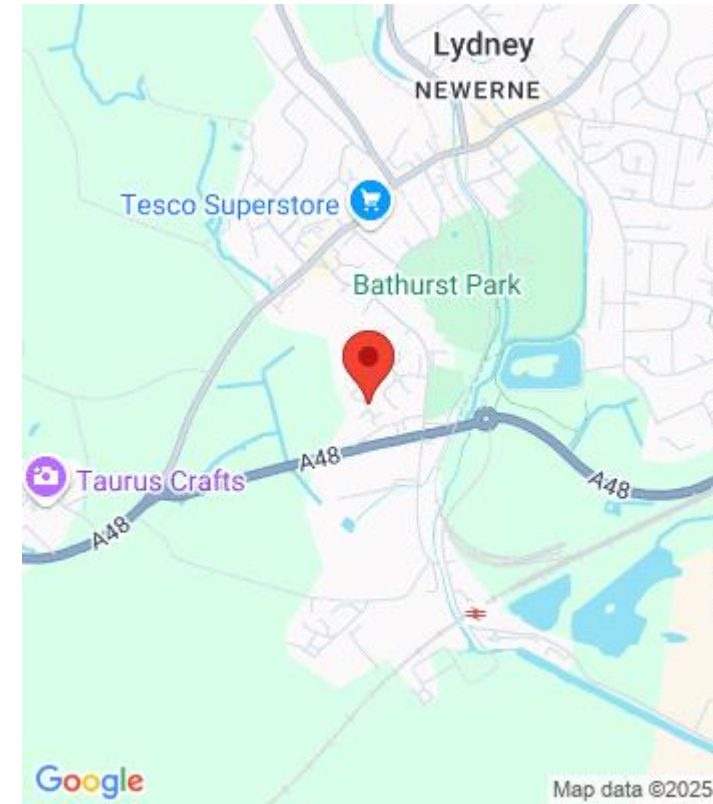


2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.