



## At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway
- Fantastic views
- Garage
- Gardens to front and rear
- Scope for modernisation
- Well-maintained gardens
- South Facing Garden

## In detail

A wonderful opportunity to purchase a well-loved and spacious four bedroom detached home, offering generous, well-presented gardens to front and rear, driveway providing parking, garage with power and lighting supply, and some of the area finest far-reaching countryside views, situated in an ideal location semi rural location, close to Lydney's town amenities. Offered with NO onward chain.

This property is the perfect buy for those looking to purchase their forever family home. With spectacular views over countryside and the River Severn and beyond, this home offers a sense of serenity whilst being within close distance to Lydney's amenities and further travel networks.

The property offers the option to modernise throughout to suit one's personal tastes, and has generous and comfortable accommodation set over two floors. The ground floor comprises; entrance hall, dining room, kitchen/breakfast room, cloakroom, lounge, downstairs bedroom and en-suite. The first floor comprises; three bedrooms and a family bathroom.

Externally, there are front and rear gardens which are beautifully maintained and offer entertainment and relaxing space alongside space for gardening and growing produce. There is a driveway providing parking and a garage with power and lighting supply.

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, hospital, 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: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





#### **Entrance hall**

Window to front aspect, carpeted flooring, storage cupboard, access through to lounge, dining room, cloakroom and kitchen, stairs leading up to first floor.

#### **Dining Room**

Wooden flooring, radiator, window to front aspect.

#### **Kitchen/diner**

Fitted units at eye and base level with worktop space, space for freestanding fridge freezer, electric cooker with gas hob, space and plumbing for washing machine, sink unit with drainer, wall mounted gas combi boiler, windows to rear and side aspects, space for dining table and chairs, tiled flooring, door providing access to rear garden.

#### **Cloakroom**

WC, wash hand basin, window to rear aspect.

#### **Lounge**

Carpeted flooring, feature fireplace, radiators, windows to front and rear aspects, access through to downstairs bedroom.

#### **Bedroom 1**

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

#### **En-suite**

WC, wash hand basin with vanity unit, bath, shower enclosure, tiled splash backs, window to rear aspect.

#### **FIRST FLOOR:**

#### **Bedroom 2**

Carpeted flooring, radiator, window to front aspect.

#### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect.

#### **Bedroom 4**

Carpeted flooring, radiator, window to rear aspect.

#### **Bathroom**

Corner bath with shower attachment, WC, wash hand basin, radiator, tiled splash backs, window to rear aspect.

#### **Garage**

Access from the driveway and rear garden, windows to side and rear aspects, power and lighting supply.

#### **Outside**

To the front of the property, there is a well-maintained and wonderfully presented front garden which is mainly laid to lawn and has a variety of shrubs, plants and trees and is enclosed. There is a driveway to the side, providing ample parking for multiple vehicles.

There is an enclosed pathway which takes you through to the rear garden, where the garden is well-maintained and overlooks countryside beyond. Laid to patio, gravel and lawn, the rear garden offers fantastic space for entertaining family members and guests, and is also a great space for those interested in gardening as it benefits from having a greenhouse and vegetable patch for growing produce.

There is additional access round the side of the property.

#### **Services**

Mains water, electric, drainage and gas connected.

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

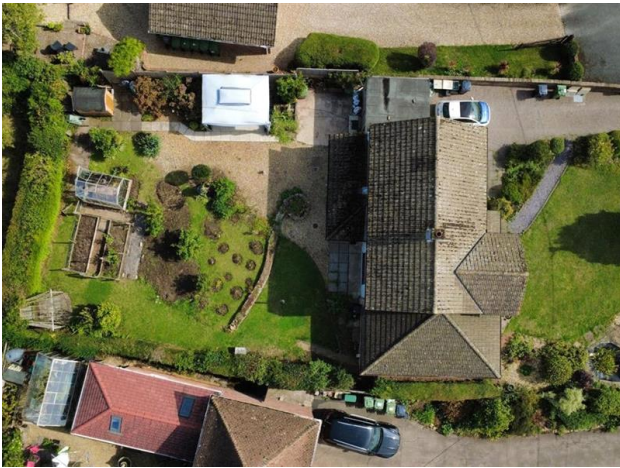
#### **Viewings**

By prior appointment with Hills.

#### **Rates**

Council Tax Band: G

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](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/fittings 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  
1153 sq ft. (107.1 sq.m.) approx.

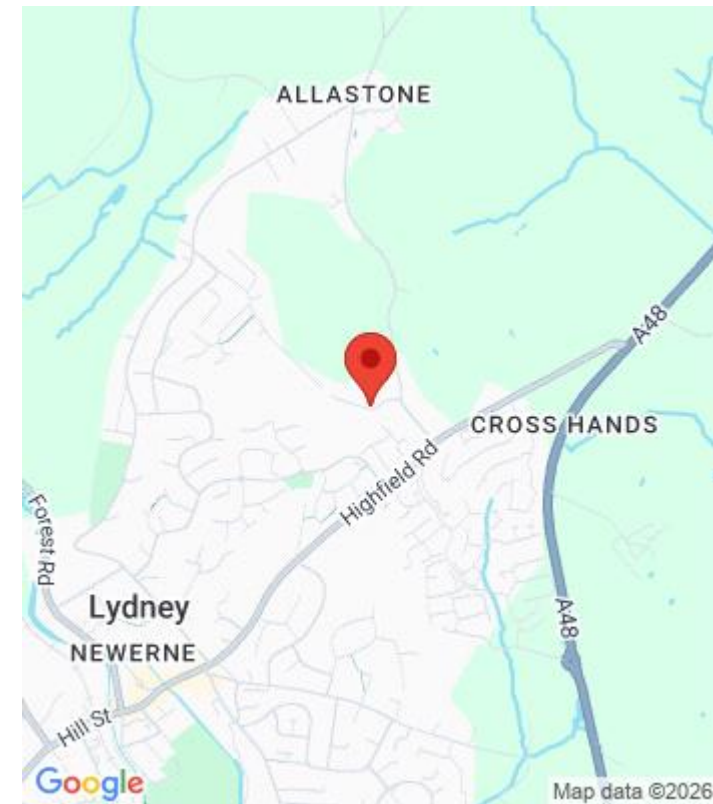


1ST FLOOR  
599 sq ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq ft. (162.8 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 | 68                      | 75        |
| (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.