



At first glance

- 4/5 Bedrooms
- Countryside views
- Detached
- Driveway and carport
- Extensive wrap around gardens
- Outbuildings
- Village location
- Renovation opportunity
- Huge potential

In detail

A spacious and well-loved 4/5 bedroom detached property offering driveway and carport providing parking, large wrap around gardens with various outbuildings and wonderful countryside views, situated in an idyllic and highly popular peaceful location, close to travel networks. Offered with NO onward chain.

This property offers great potential to be modernised and decorated to suit one's personal preferences. Internally comprising; entrance porch, utility room, shower room, kitchen, inner hallway, bathroom, three downstairs bedrooms, lounge, sitting room, upstairs WC and two bedrooms upstairs. Externally, the gardens are well-maintained and wrap around the property, offering a fantastic space outside.

The village of Alvington benefits from its own village hall, church, pubs/restaurants, convenience store, and petrol station. Lydney town (approximately 2 miles away) offers a wide range of facilities including a variety of shops, banks, buildings societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including 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: D (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: LPG

Water supply: Mains





Entrance porch

Windows to front and side aspect, access through to utility room.

Utility

Window to side aspect, space and plumbing for appliances, access through to kitchen and shower room.

Shower

WC, wash hand basin, shower enclosure, tiled splash backs.

Kitchen

Fitted units at eye and base level with worktop space, window to rear aspect, sink unit with drainer, integrated oven and microwave, gas hob, tiled splash backs, radiator, storage cupboards, access through to sitting room and inner hallway.

Hall

Access through to bathroom, three bedrooms, lounge, and sun room, stairs leading up to first floor.

Bathroom

Bath, shower enclosure, wash hand basin, WC, radiator, tiled splash backs, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 1

Carpeted flooring, built-in cupboards, radiator, window to side aspect.

Sun room

Tiled flooring, windows to side and front aspects, doors leading outside.

Lounge

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

Sitting room

Carpeted flooring, radiator.

FIRST FLOOR:

Landing

Access to two bedrooms and WC, storage cupboard.

Bedroom 4

Carpeted flooring, radiator, access to eaves storage, velux window, access to small balcony.

Bedroom 5

Could be utilised as a study.

Carpeted flooring, radiator, access to eaves storage, velux window, access to small balcony.

WC

WC, wash hand basin, velux window.

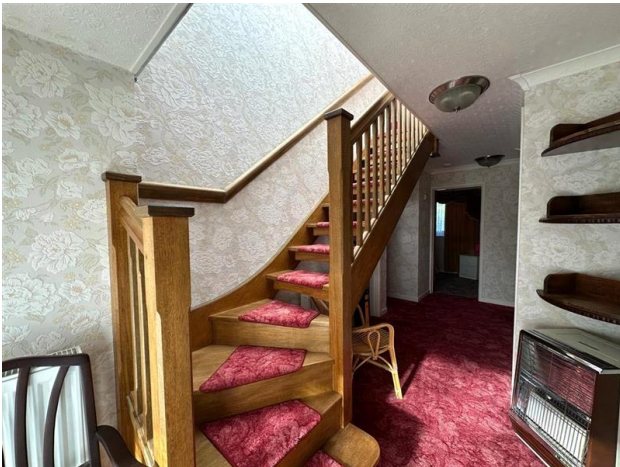
Outside

The property can be accessed via a driveway which offers parking for multiple vehicles and a car port. The gardens wrap around the property and are mostly laid to lawn with a variety of shrubs, bushes, trees and plants. The garden benefits from various outbuildings including; greenhouse, outdoor garden room, storage shed and workshop. The property has a wonderful countryside outlook and is enclosed via hedging offering a peaceful and relaxing place to sit outside and relax.

Services

Mains water and electric. LPG gas.

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



Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

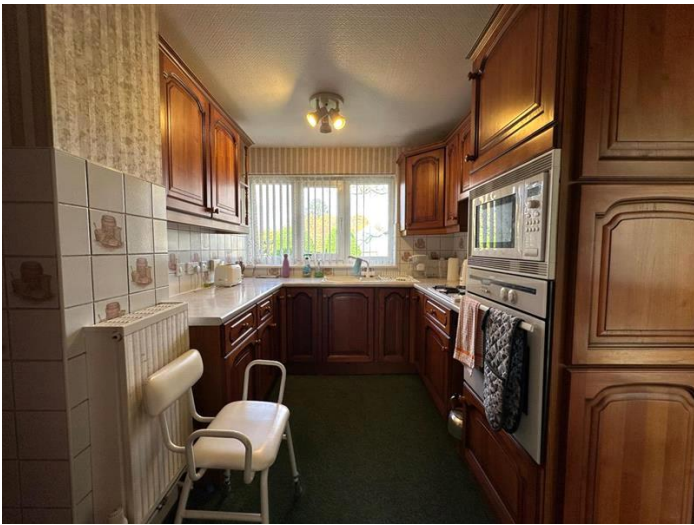
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - metered.

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
1756 sq.ft. (163.1 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 2632 sq.ft. (244.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	40	
(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.