



**Lower House, Sandford Hill, Alvington, Lydney**  
**£385,000**

3 bedroom cottage for sale | Freehold

## At first glance

- 3 Bedrooms
- Circa 0.6 acres
- Countryside views
- Driveway and Garage
- Ideal location
- No Onward Chain
- Outbuilding

## In detail

A rare opportunity to acquire a three bedroom detached cottage offering circa 0.6 acres of well-maintained land, outbuilding, garage, off-road parking and wonderful countryside views, situated in a prime location close to further travel networks. Offered with NO onward chain.

This property offers comfortable accommodation and is perfect for those looking to put their own stamp on a property. Internally comprising; entrance porch, lounge, kitchen, shower room, utility room, three bedrooms and bathroom.

Externally, the gardens wrap around the property and are laid mainly to lawn. There is an outbuilding for outdoor storage, garage and ample parking and turning space. There are wonderful countryside views to the rear.

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

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank





#### **Entrance porch**

Window to side aspect, access through to lounge.

#### **Lounge**

Windows to side aspect, stairs leading up to first floor, access through to kitchen.

#### **Kitchen**

Fitted units at eye and base level with worktop space, storage cupboards, integrated oven, induction hob with extractor hood above, sink unit with drainer, tiled splash backs, window to side aspect, tiled flooring, access through to shower room and utility room.

#### **Shower room/cloakroom**

Storage cupboard, shower enclosure, WC, wash hand basin, windows to side and front aspects.

#### **Utility**

Worktop space, space and plumbing for washing machine and tumble dryer, window to rear aspect, door to outside, access through to bedroom.

#### **Bedroom 1**

French doors to outside, access to bathroom, carpeted flooring, radiator.

#### **Bathroom**

Bath with shower, WC, wash hand basin, radiator, tiled walls, window to side aspect.

#### **FIRST FLOOR:**

#### **Bedroom 2**

Carpeted flooring, radiator, window to side aspect.

#### **Bedroom 3**

Carpeted flooring, radiator, windows to side aspect.

#### **Outside**

To the front of the property, there is a gated driveway which leads into the grounds of the property, where there is parking space for multiple vehicles and an outdoor storage room and garage.

The gardens wrap around the property and are mainly laid to lawn with a variety of trees, bushes and shrubs.

There are wonderful views to the rear over surrounding countryside.

#### **Services**

Mains water and electric connected. shared septic tank. Oil central heating.

\*\* 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](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*



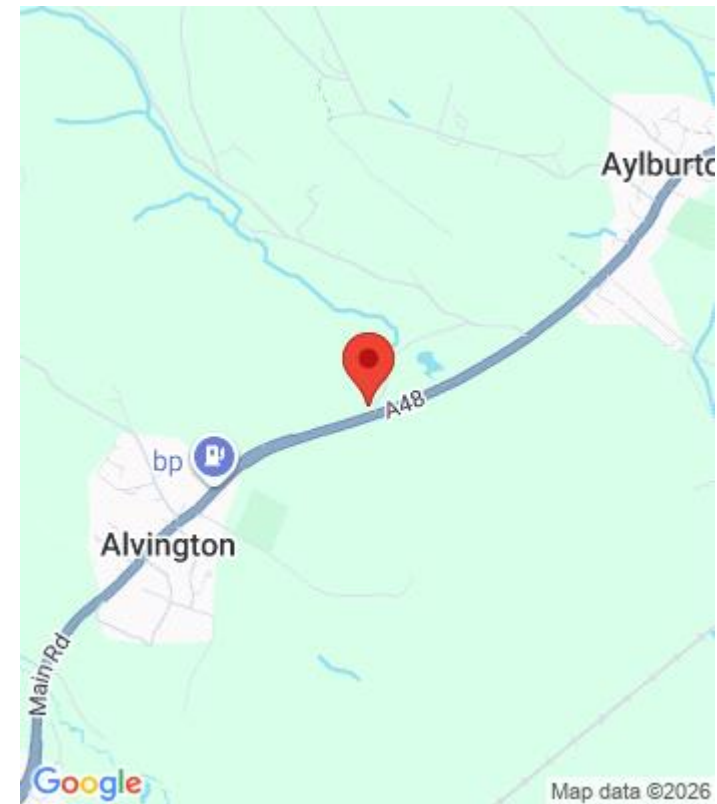
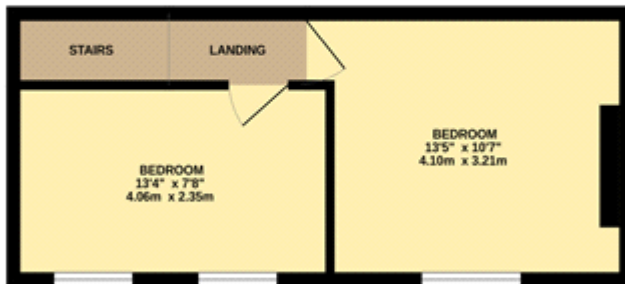
*Commercial*

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  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(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.