



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway
- Highly desirable location
- No Onward Chain
- Opportunity for multi generational living
- Spacious accommodation
- Bespoke designed living space for reduced mobility
- Rural views
- Solar panels

In detail

A well-maintained and spacious four bedroom detached property offering off-road parking for multiple vehicles, enclosed garden to rear and the possibility for multi-generational living, situated in a quiet residential area in the village of Woolaston. Offered with NO onward chain.

This property is perfect for those who are looking to put their own stamp on their new family home. It is also ideal for those who are looking to move with family and offers the option for multi-generational living.

Benefitting from generous and comfortable accommodation, this property is set over two floors and comprises; two entrance halls, living room, cloakroom, kitchen/diner, utility room, lounge, ground floor bathroom, four bedrooms (one with en-suite) and family bathroom.

Please note: the ground floor accommodation can be split and used for multi-generational living by having a separate entrance hall, downstairs bathroom with shower, lounge (which could be utilised as a lounge/bedroom) and a utility room (which could be utilised as a separate kitchen).

Externally, there is a driveway to front providing parking, lawned garden to front, and the rear garden is laid to both patio and lawn with an outdoor shed for storage.

Located in the well sought after village of Woolaston, this property is close to local amenities, to include; shop with post office, primary school, community centre, sports field with children's play area and two public houses. Woolaston is situated on the A48 which is close to both market towns of Chepstow and Lydney, offering a range of further facilities, to include; supermarkets, primary and secondary schools, restaurants, shops, hairdressers, public houses, hospitals, doctors surgeries, banks and more.

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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil, LPG, Solar

Water supply: Mains

Sewerage: Mains





Entrance hall

Tiled flooring, radiator, understairs storage cupboard, stairs leading up to first floor, access to living room, kitchen/diner and cloakroom.

Living room

Carpeted flooring, radiator, window to front aspect.

Cloakroom

WC, wash hand basin, tiled flooring.

Kitchen/diner

Large open plan space.

Dining area:

Wooden flooring, radiator, window to front aspect.

Kitchen area:

Fitted units at eye and base level with worktop space, space and plumbing for washing machine and tumble dryer, dishwasher, integrated fridge freezer and steam oven, cooker with gas hob and extractor hood above, sink unit with drainer, tiled splash backs, tiled flooring, island unit with storage and breakfast bar, door to cupboard housing boiler, radiator, windows to rear aspect, door to rear garden, access to utility room.

Utility

Fitted units at base level with worktop space, hob, integrated oven, space for undercounter appliances, space for freestanding fridge freezer if desired, sink unit with drainer, windows to rear aspect, tiled flooring, tiled splash backs, access to lounge.

Please note: this room could also be utilised as a second kitchen if desired or if you wanted this property for multi-generational living.

Lounge

Large and light room with wooden flooring, window to side aspect, electric Velux windows, doors to rear garden, radiator, access to downstairs bathroom and alternative entrance hall. Could be utilised as a 5th bedroom with en-suite.

Bathroom

Wet room: WC, wash hand basin, bath with shower attachment, walk-in shower, radiator, tiled splash backs, windows to side and front aspect.

Hall

Alternative entrance hall with wooden flooring and radiator.

FIRST FLOOR:

Landing

Carpeted flooring, access through to all bedrooms and family bathroom, airing cupboard, access to loft.

Bedroom 1

Wood-effect flooring, built-in storage cupboards and bedside tables, radiator, window to front aspect, access to en-suite.

En-suite

WC, wash hand basin, bath with shower attachment, part-tiled walls, heated towel rail, window to front aspect, mosaic style flooring.

Bedroom 2

Carpeted flooring, access to eaves storage, windows to front and rear aspects, radiator.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath with shower attachment, WC, wash hand basin, heated towel rail, tile effect flooring, tiled walls, window to side aspect.

Outside



To the front of the property, there is a well-maintained lawned garden with bushes and shrubs, and a driveway providing parking space for multiple vehicles, and a pathway which leads around the side of the house and into the rear garden.

The rear garden has a raised patio area with a low-maintenance lawned area and an outdoor shed for storage space. The garden is enclosed by fencing and hedges.

Services

Mains water, electric and drainage connected. LPG gas for cooker. Oil central heating.

Please note: the property benefits from solar panels that are owned outright.

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

Viewings

By prior appointment with Hills.

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.

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 - to be advised.

Please note

A member of our staff has a connection to the seller of this property.



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
1152 sq ft. (107.0 sq.m.) approx.



1ST FLOOR
632 sq ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq ft. (165.7 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.