



At first glance

- 3 Bedrooms
- Characterful and charming features
- Extensive gardens
- Highly desirable location
- Open plan kitchen/diner
- Outbuildings
- Parking: Large Driveway
- Walking distance to a Pub
- Close to travel networks
- High specification

In detail

A truly exquisite three bedroom semi-detached extended cottage with large driveway providing ample parking space, extensive gardens to rear with polytunnel, greenhouse, outbuildings and vegetable patches, and the opportunity to rent additional land, situated in a highly desirable location in the popular village of Aylburton.

This property is a MUST SEE and is perfect for those looking to find their next family home which offers fantastic outdoor space and charming cottage features inside. It has a high specification finish throughout can only be fully appreciated when viewing.

Internally, the property comprises; sitting room, open plan kitchen/diner, utility space, cloakroom/wet room, boot room, three bedrooms and bathroom.

Externally, there is a large gravelled driveway to side, an enclosed and charming front garden, extensive gardens to rear which are laid to gravel and lawn, offering great entertainment space alongside space for growing your own fruit and vegetables.

The current vendor also rents additional land next door.

Situated on the high street within the parish of Aylburton, which benefits from a Primary School, Church, two public houses and countryside walks. Lydney town (approximately 1 mile 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, Doctors surgeries, Train Station, Primary and Secondary Schools.

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

Tenure: Freehold

Electricity supply: Mains

Heating: ASHP

Sewerage: Mains





Access

There is access to the property from the front and rear.

Sitting room

Wooden flooring, feature fireplace with log burner, window to front aspect, radiator, stairs leading up to first floor, access through to kitchen/diner.

Kitchen/diner

Tiled flooring with underfloor heating, fitted units at base level with worktop space, sink unit with drainer, space for freestanding cooker and freestanding fridge freezer with storage shelving surrounding, breakfast bar unit with storage cupboards, integrated dishwasher, windows to rear and side aspects, open plan layout with dining space and additional seating space, French Crittall doors to rear garden, stable style door to bespoke fitted boot room, access through to utility space.

Utility

Space and plumbing for washing machine and tumble dryer, worktop space, tiled flooring with underfloor heating, shelving, access through to cloakroom.

Cloakroom

Wet room style.

WC, wash hand basin, shower head, window to front aspect.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath, WC, wash hand basin, shower enclosure, heated towel rail, window to side aspect, airing cupboard, wooden flooring.

Outside

There is a large gravelled driveway providing parking for multiple vehicles, with access to an outdoor storage room, log store and additional outbuilding. There is access to the property via the front which offers a lovely garden offering various shrubs and plants and is enclosed by stone walls.

The rear has a patio walkway which has steps leading up to a gravelled area; perfect for outdoor seating during warmer months. The gravelled area then connects to a large, mature garden which is mainly laid to lawn with a beautiful abundance of plants, trees and flowers.

The rear garden also benefits from vegetable patches and a greenhouse for those looking to grow their own produce.

There is a separate lawned area with additional vegetable patches and polytunnel which belongs to the property, with a further lawned area currently being rented.

Services

Mains electric and drainage connected. Air source heat pumps. Water directly from Aylburton's private supply.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

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

Enquire for more details.

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.

Please note

The current owners rents an additional approx 1/3 of an acre -paddock for an annual rent of circa £300 pa. This would be up to the new owner to extend/renegotiate this agreement with the land owner.

Plant room

Housing the water cylinder and consumer unit. - accessed externally.

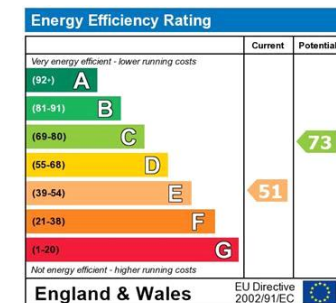
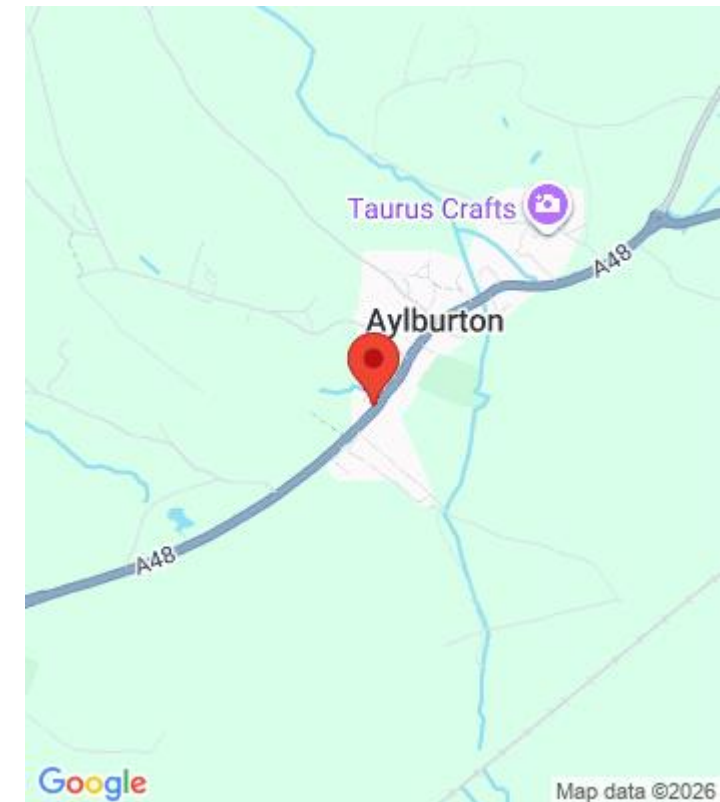
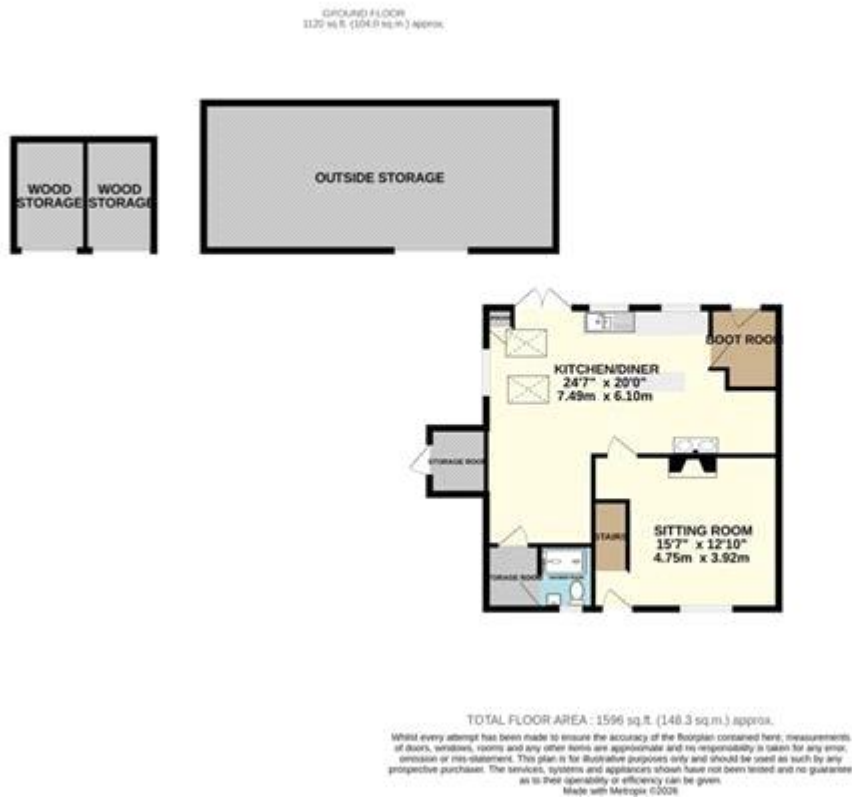


Town and Country



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.



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.