



LEDBURY ROAD, DYMOCK, GLOUCESTERSHIRE, GL18 2AG

An Exciting and Rare Opportunity to Purchase a Spacious 5 Bedroom Dorma Bungalow, located on an extensive plot of approx. 2/3 of an acre, with glorious views and large double garage in the heart of the village of Dymock.

Entrance Porch – Reception Hall – Sitting/Dining Room – Kitchen/Breakfast Room – Utility – Lounge/Dining Room – Main Downstairs Bathroom – 2 x Downstairs Double Bedrooms – First Floor Main Bedroom with Ensuite – 2 Further Upstairs Double Bedrooms – Driveway with Parking for Several Vehicles Large Double Garage/Workshop – Veg Plot with Greenhouse – Approx. 2/3 Acre Plot with Countryside Outlook

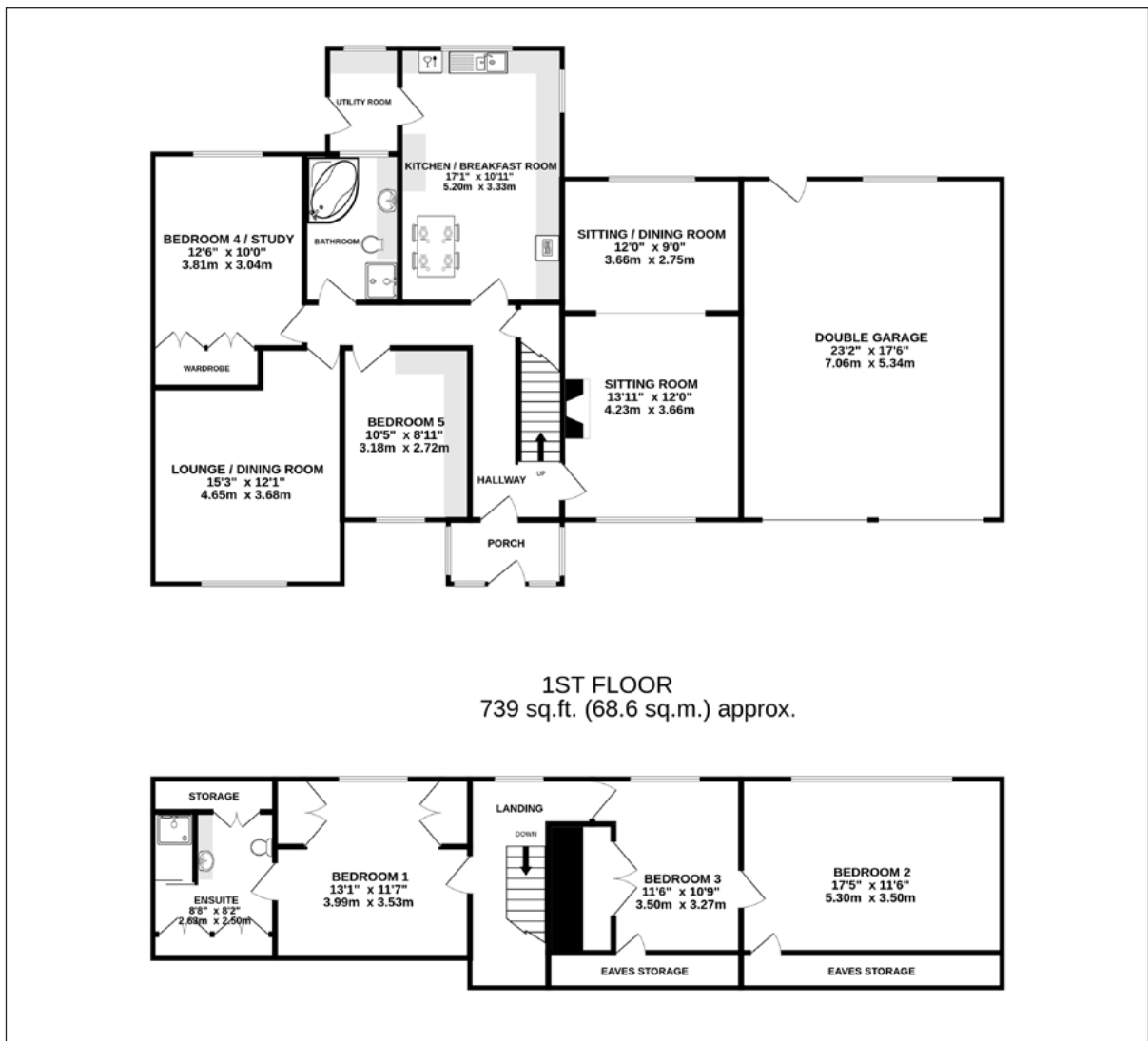


THE PROPERTY

Step A Side, originally a one storey bungalow has been extended to include a Dorma to the rear offering additional space. The property is tucked in the heart of the village with a strikingly large garden to the rear overlooking open fields to the tip of the Malvern Hills, a rare attribute for this type of property in this location. It benefits from 5 bedrooms, 2 reception rooms and 2 bathrooms, offering opportunities for a variety of buyers, including a large double garage which could be converted (subject to the relevant planning permission). The plot is extremely generous, allowing for a large vegetable garden to the side, which extends to the rear, opening into an extensive garden.

The property is conveniently placed for both the historic market towns of Newent (4 miles) and Ledbury (5.5 miles), both with good High Schools and a broad range of facilities to suit most day-to-day requirements. The M50 (Jct 2) is just 5 miles away, giving access to Birmingham Airport (Approx. 60 miles). The area is rich in countryside walks, including the famous 'Daffodil Way'. It has a popular cricket club, an easy stroll will take you to the cosy pub serving traditional food, a golf club and village garage with shop. For more extensive cultural and retail opportunities the Cathedral City of Gloucester is just 14 miles with a direct train route to Paddington and Hereford, 16 miles.





'Step A Side' is approached via a five-bar wooden gate off the road onto a large driveway, it is surrounded by mature bushes and specimen trees and the bungalow is tucked back off the drive. To the front you enter an enclosed porch and then into the main hallway.

The bungalow is homely and welcoming, and you are immediately aware of the space it offers. To the right a doorway leads into the main Sitting Room, this room has been opened up to create further space and could also be utilised as a dining area at the rear with windows to both aspects of the room, there is a feature fireplace with electric fire, allowing for a cosy ambiance.

All other rooms are accessed via the hallway, with an open stairway to the first floor. The kitchen to the rear of the property, benefits from a large variety of cupboards and drawers and offers a classic country feel, with room for a breakfast table and chairs, it also includes a double oven, electric hob with extractor, integral dishwasher and fridge. Most noteworthy is the beautiful outlook over the garden and fields beyond. Just off the kitchen a utility area or boot room, ideally placed for pets and dirty boots with an external door leading to the rear of the property.



Moving through the hallway you approach Bedroom 5, a small double to the front of the property with convenient floor to ceiling fitted wardrobe and storage. In turn this leads further down the hall to the formal Dining Room which could also be serviced as an additional bedroom or lounge. Next to this room a good size double, Bedroom 4, currently being used as a home office and benefitting from 2 double fitted wardrobes and facing the rear of the property. The main bathroom next to Bedroom 4 has a separate corner bath and shower and fitted vanity wash basin unit and WC presented beautifully and servicing the ground floor.

Stairs from the entrance hall lead to the first-floor landing and then in turn to the remaining bedrooms. To the left a door leads to the main bedroom offering relaxed atmosphere with fantastic views from the rear window, far reaching to The

Malvern Hills. This room also benefits from two fitted wardrobes either side and fitted units surrounding the bed, a door leads on to an en-suite bathroom also offering good storage into the eaves, a fitted shower unit, vanity wash basin and WC.

To the right of the landing and also facing the rear of the property making up the Dorma, Bedrooms 2 & 3 are interlinked and offer the versatility and opportunity for a buyer to create a further ensuite linked to Bedroom 2. Alternatively, Bedroom 3 a small double houses the airing cupboard and plenty of eaves storage space. The door from this bedroom leads straight into Bedroom 4, flooded with light from the large rear window which overlooks the garden and views and offers great space, benefitting from a fitted wardrobe and matching three drawer unit and cupboard.





OUTSIDE

One of the extraordinary selling points to this charming property is the size of the plot, reaching approx. 2/3 of an acre, and the enviable overlook over the local countryside. The plot wraps around the whole of the property with a large well established veg plot to the right (when facing the rear), this is tucked away from the main garden, framed with mature shrubs and benefits from a greenhouse. The rest of the garden (originally a tennis court), offers fantastic flat lawned areas, allowing great space for pets and children and is secure throughout. A large terrace surrounds the immediate rear of the property, and an external door leads straight into the large double garage offering convenience and a possible opportunity for conversation (subject to planning). All in all, this property is a hidden gem and oozes versatility and opportunities.







PRACTICALITIES

Forest of Dean District Council Tax Band 'E'
Oil-Fired Central Heating
Double Glazed Throughout
Mains Water & Drainage
Water Meter Fitted
Superfast Fibre Available

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