



 4
Bedrooms

 2
Bathrooms



Welcome to April Cottage, a truly beautiful detached home brimming with character and charm, adorned with gorgeous period features. Spacious and welcoming, this property exudes a homely and enchanting feel, recently updated by its current owners to offer a perfect blend of character and modern living.

This delightful home boasts a large kitchen/diner, a cosy lounge with a feature fireplace, and a spacious conservatory. The playroom provides access to the first floor, where you'll find four double bedrooms, including a master with an en suite and a family bathroom.

Situated in the sought-after hamlet of Viney Hill with scenic woodland views, this home also features a large and secluded garden, making it ideal for families seeking tranquility and space.

Entrance Via

Pathway leading through charming courtyard garden. Laid to lawn with hedgerows and beautiful acer tree. Gated side access and wooden storm porch to front door.

Reception Hallway

Welcoming and spacious the hallway has red tiled flooring and spot lighting. Space for coat hooks and radiator. Understairs storage cupboard and doors leading off;

Downstairs Cloakroom

Modern low level push button W.C. with integrated sink and mixer tap above. Tiled splash backs and feature alcove. Vinyl wood effect flooring, spot lighting and extractor fan.

Kitchen/ Diner

Bright and spacious this exceptional room has a fabulous character feel. Having a large UPVC double-glazed window to the front elevation, patio doors to the rear and stable door to the side. Giving access to the garden and bringing the outside in.

Range of base and eye level fitted units and drawers with tiled worksurfaces and matching up stands. Space for washing machine and electric oven with integrated dishwasher. 1 1/2 bowl stainless steel sink and drainer with mixer tap over. Beautiful matching dresser with glass display cupboards. Ceiling beams and vinyl effect tiled flooring throughout. Space for large American style fridge freezer and range of power points. Ceiling lighting and radiator. Esse range style oil fired boiler.

Study/ Playroom

Two UPVC double-glazed windows to side elevation. Recently carpeted with spot lighting. Open carpeted stairwell to the first floor, radiator and range of power points.

Lounge

UPVC double-glazed window to rear elevation with garden views and wooden window into conservatory.

This breathtakingly beautiful room has a fabulous feature stone inglenook fireplace with recently installed wood burner. Having ceiling lighting and central wooden beam. Newly carpeted with range of power points and radiator. Charming storage alcoves with shelving.

Conservatory

UPVC double-glazed conservatory with patio doors leading out to the garden. Wood effect laminate flooring and central lighting. Range of power points and beautiful garden outlook.

First Floor Landing

Carpeted with power points and spot lighting. Doors leading off; door to airing cupboard housing water tank and shelving.

Master Bedroom

UPVC double-glazed window to rear elevation with amazing outlook. Spot lighting and radiator. Range of power points and carpeted throughout. Door to;

En-Suite

Obscured UPVC double-glazed window to front elevation. Double step in shower with glazed screen and tiled splash backs. Power shower with attachments and rainfall shower head with recess storage. Low level push button W.C. and wash hand basin with mixer taps and tiled splash backs. Integrated vanity unit with drawers under. Wood effect vinyl flooring and modern heated towel rail. Mirrored vanity unit with lighting and shaving point.

Bedroom Two

Two UPVC double-glazed windows to rear with views over the garden and woodland beyond. Feature wall lighting and range of power points. Radiator and carpeted flooring.

Bedroom Three

Large UPVC double-glazed window to rear aspect with charming garden views. Central lighting and range of power points. Radiator and loft access.

Bedroom Four

UPVC double-glazed windows to front and side aspects with woodland outlook. Recently newly carpeted with radiator. Charming storage alcove, spot lighting and range of power points.

Family Bathroom

Obscured UPVC double-glazed window to front elevation. Recently modernised with white suite comprising of; low level push button W.C. and wash hand basin with mixer tap and tiled splash backs. Vanity unit with rolled top work surfaces and navy units. Wall mounted mirrored, vanity unit with, shaving point and lighting. Panel bath with power shower and attachments. Glazed screen and tiled splash backs. Spot lighting, extractor fan and modern heated towel rail. Vinyl wood effect flooring.

Outside

At the front of the property lies a charming courtyard, complete with a well-kept lawn and neatly hedged borders. There is convenient side access leading to the rear of the property.

The rear of the property boasts a truly exceptional and expansive garden, beautifully maintained by the current owners. This private oasis, surrounded by hedgerows and fencing, serves as a haven for local wildlife. The south-facing garden features a spacious pebbled area, perfect for outdoor seating and entertaining. This area also provides access to two large stone outbuildings, which have the potential to be transformed into artist studios or home offices.

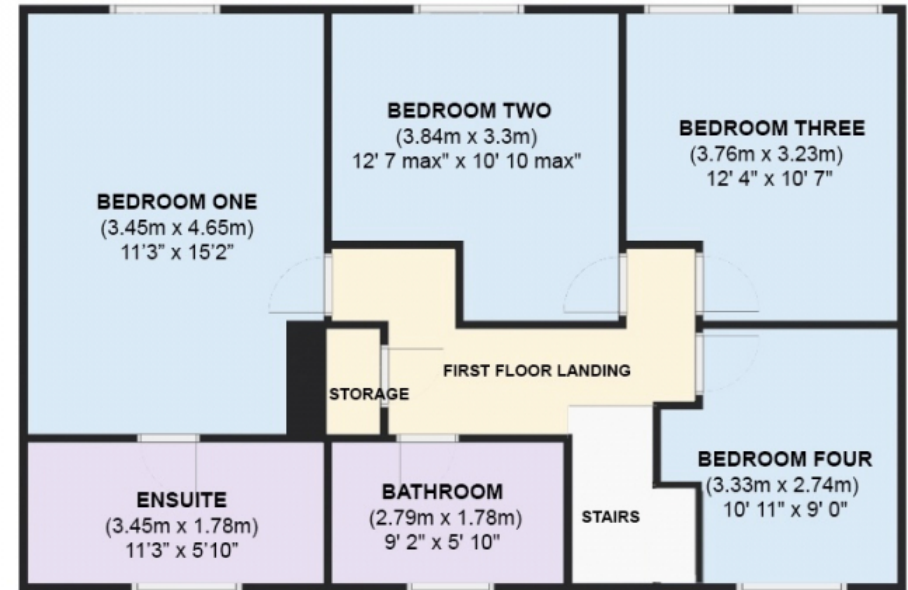
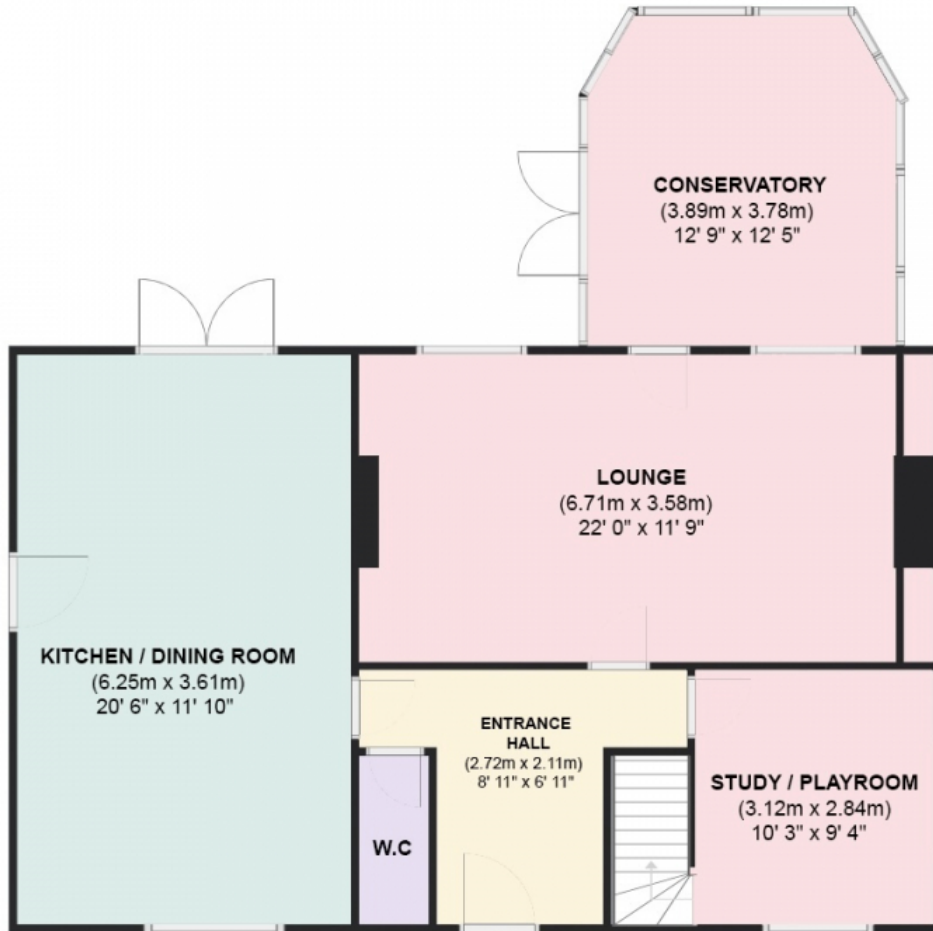
The garden itself is predominantly laid to lawn, dotted with an array of mature trees and flowering borders. Charming stepping stones meander through the garden, leading to a large, serene pond. Towards the rear of the garden, a picturesque paved seating area awaits, offering an ideal spot for enjoying outdoor living amidst the tranquil surroundings.

Location

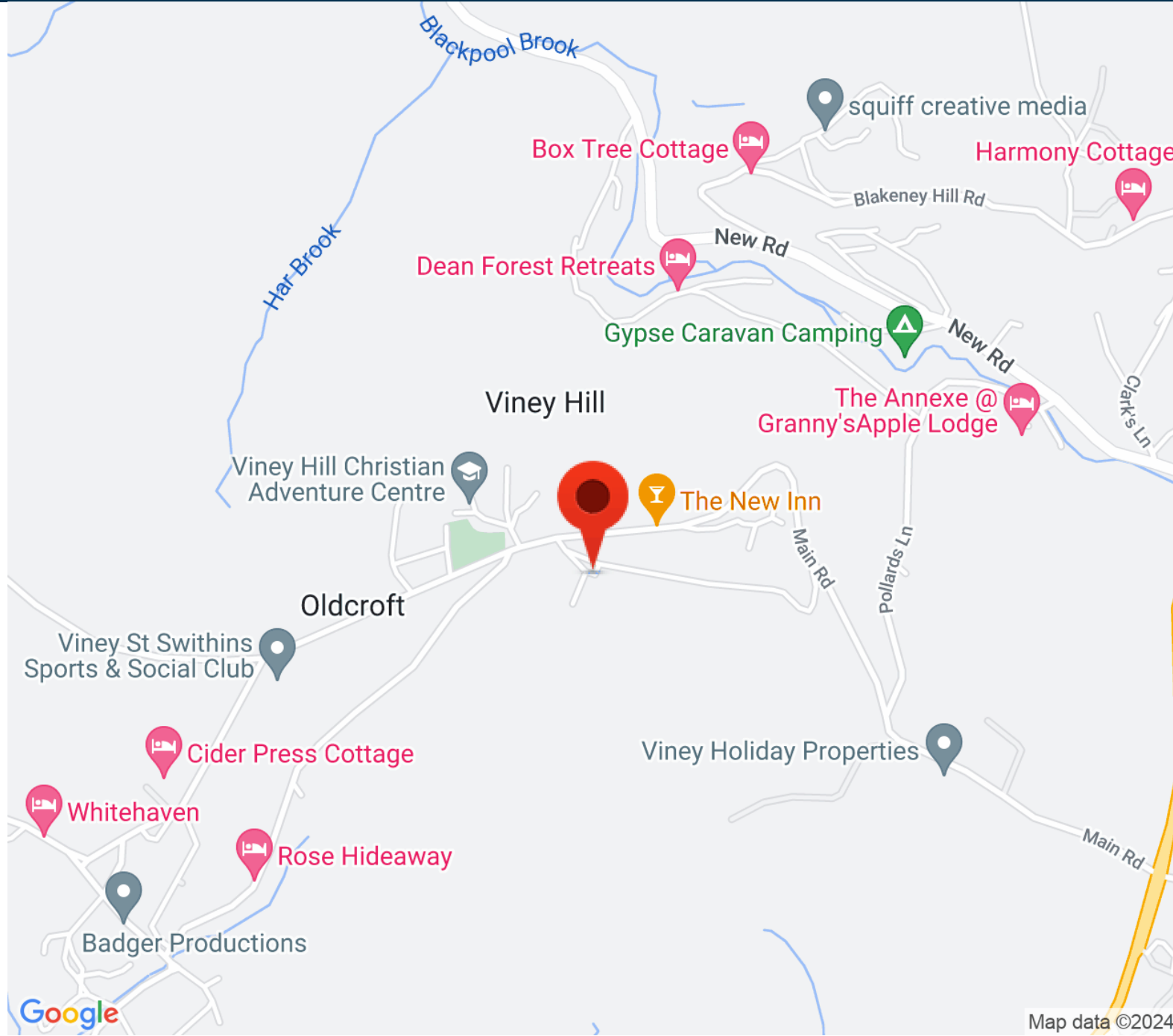
Viney Hill is a quaint and picturesque hamlet located in the Forest of Dean, Gloucestershire. Surrounded by lush woodlands and rolling hills, it offers stunning natural scenery and a peaceful, rural atmosphere. The area is ideal for outdoor enthusiasts, with numerous walking trails and wildlife-watching opportunities. Viney Hill is known for its close-knit community, charming cottages, and historical landmarks. Its serene environment and proximity to the larger towns of Lydney and Coleford make it a desirable location for those seeking tranquility without sacrificing accessibility to amenities.

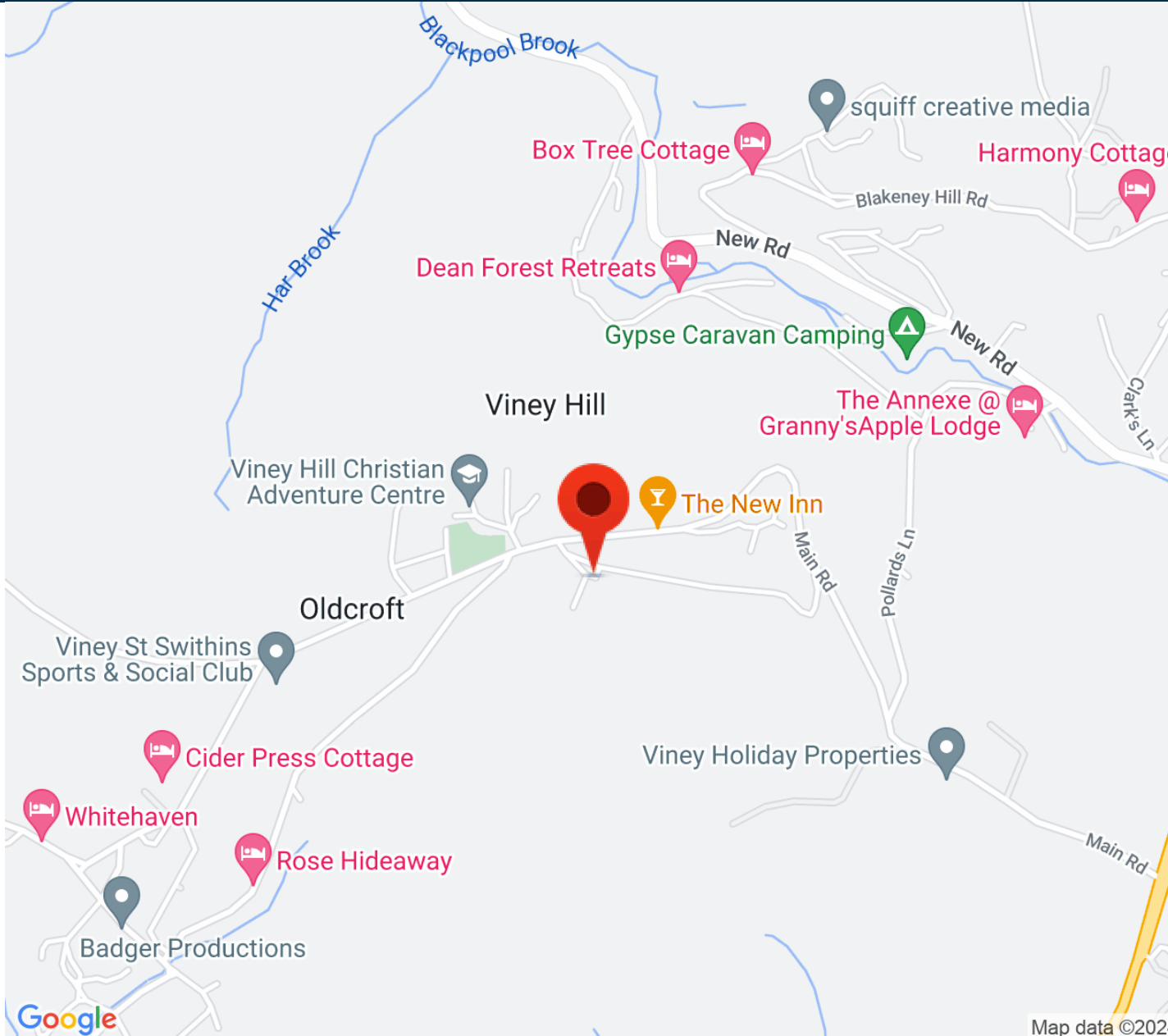
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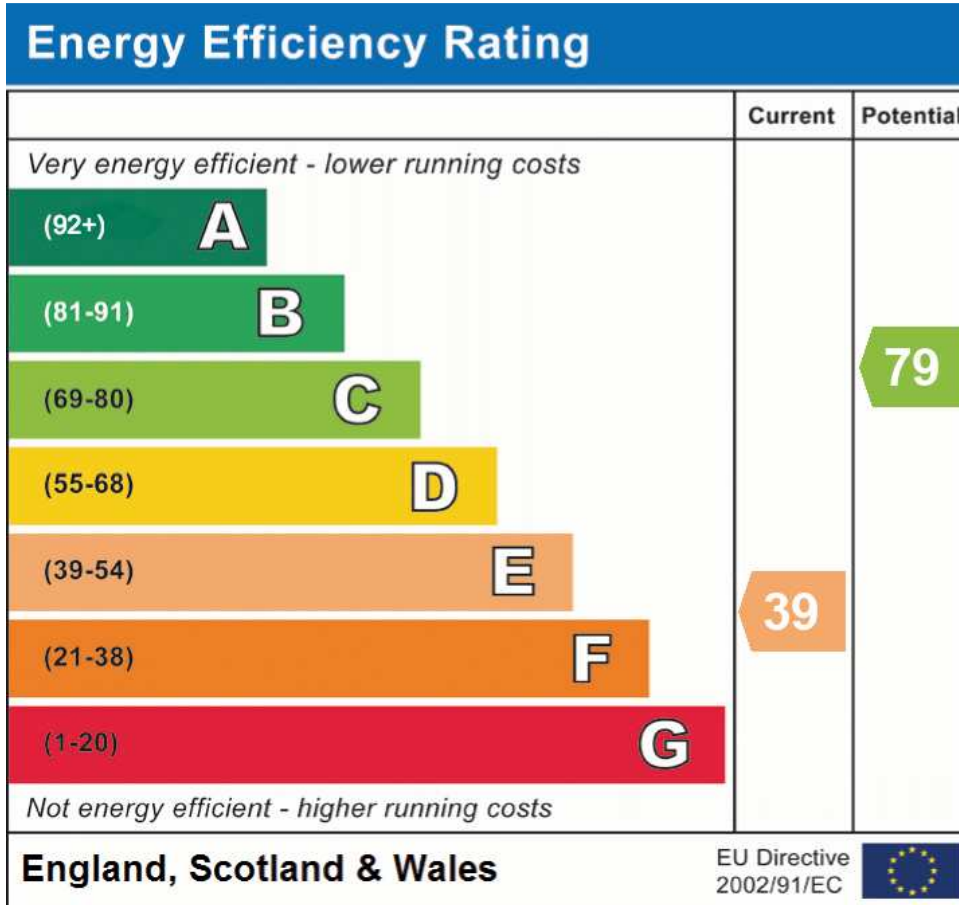
Previous planning was granted to add a driveway at the rear of the garden.



* This floor plan is for illustration purposes only.







Please Scan the QR for more details.



Address: Meadow Close, GL15