



## Glendene

Upper Lydbrook, Lydbrook, Gloucestershire, GL17 9LQ

£420,000



available for sale with extensive stunning gardens which has been separated into sections with woodland views all around, the home benefits from lots of characterful features included exposed stone walls and beams. The accommodation comprises of bright and spacious lounge with multi fuel burner and farmhouse style kitchen/diner with large utility room off. Upstairs there are three bedrooms and bathroom with freestanding bath and walk in shower. Outside there is plenty of storage areas including a double garage and outbuilding, plus an outside toilet and fully insulated office/workshop.

This delightful cottage is situated in the beautiful area of Upper Lydbrook in the Forest of Dean. The village has all the necessary amenities nearby including a convenience store, public house, church, primary school and doctor surgery but feels semi rural and secluded. There are plenty of idyllic spots and woodland walks nearby.



Approached via door to entrance hallway.

#### Entrance Hallway:

Double panelled radiator, stairs to first floor, door to lounge and kitchen, lighting & power.

#### Lounge:

UPVC double glazed windows, multi fuel burner, double panelled radiators, power and lighting, tv point.

#### Kitchen:

A range of base, wall and drawer units, one and a half bowl sink drainer unit, space for fridge/ freezer, AEG oven, AEG induction hob, extractor hood, power and lighting, UPVC double glazed window, double panelled radiator.

#### Utility Room:

Worcester boiler, one and a half bowl stainless steel sink drainer unit, plumbing for washing machine, base and wall units, exposed stone wall, power and lighting.

#### First Floor Landing:

Single panelled radiator, lighting, exposed stone character wall, smoke alarm.

#### Bedroom One:

UPVC double glazed window, double panelled radiator, wardrobe cupboard, loft access, power and lighting.

#### Bedroom Two:

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bedroom Three:

UPVC double glazed window to front, double panelled radiator, power and lighting.

#### Bathroom:

Walk in shower with glass sliding screen, W.C., bath, shavers socket, heated towel rail, storage cupboard, pedestal sink, lighting, UPVC double glazed window.

#### Outside:

The property is accessed via a wooden gate from the pavement, its fenced around making it feel very private. This part of the garden is mostly lawned and there is a stepping stone pathway leading to steps taking you up to the front door. To the left there are mature shrubs and plants, to the right there is more stepping

stones leading to a patio area and access to the double garage, there is also double gates for vehicle access. There is a beautiful walled area filled with lovely plants and flowers. The steps leading to the front door take you onto a lawned area with a patio with gorgeous views and more seating space. Around the side of the property there is the outside office, steps leading to another patio area and around the back of the property there is an outbuilding with space for storage.

**Double Garage:**

Electric door, lighting and power.

**Outside Office/Workshop:**

Fully insulated with power and lighting.

**Outside W.C.:**

W.C., wash hand basin, tiled splashbacks, lighting.



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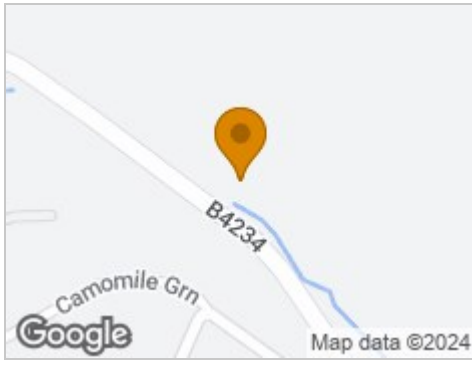
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## Road Map



## Hybrid Map



## Terrain Map



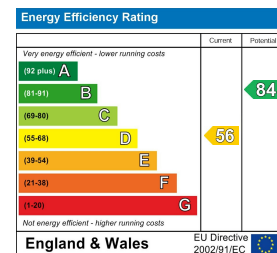
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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