



LYDNEY

Guide price **£440,000**



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# WOODLEIGH

Highview Road, Lydney, Gloucestershire GL15 4UA



Spacious four-bedroom home  
Self-contained two-bedroom annexe.  
Large garden, stunning views,

A fantastic opportunity to purchase a spacious four-bedroom home with an attached two-bedroom annexe, perfect for multi-generational living or potential rental income. This well-presented property boasts stunning views, double glazing throughout, and a generous garden.

The village of Yorkley offers a range of amenities, including a shop, post office, pubs, a health centre, and a school. The nearby town of Lydney provides additional conveniences such as supermarkets, banks, a hospital, primary and secondary schools, a sports centre, and access to major routes leading to Gloucester and Chepstow.



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£440,000



### KEY FEATURES

- Spacious four-bedroom home
- Attached two-bedroom annexe, ideal for multi-generational living or rental opportunities
- Stunning countryside views, generous garden, various outbuildings, workshop, greenhouse.
- Bright and airy living areas



# STEP INSIDE



The entrance hall provides access to a comfortable sitting room/double bedroom and a modern bathroom, complete with a bath and overhead shower. A second spacious bedroom features built-in wardrobes and an en-suite shower room.

Stairs lead to the first-floor landing, where two further well-proportioned bedrooms are located, offering ample storage and natural light.

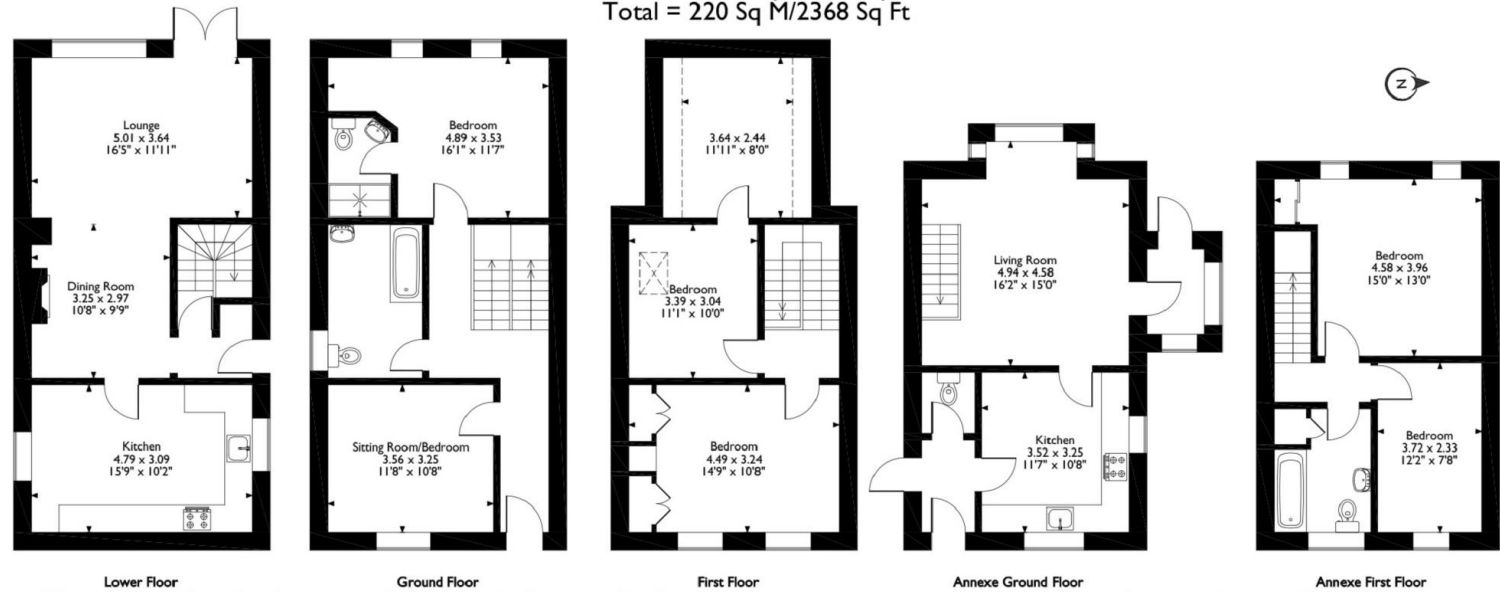
The lower level of the home includes a welcoming dining room with a feature wood burner, opening into a bright lounge with patio doors leading to the garden. The kitchen is fitted with a range of units and includes space for appliances.

## Annexe

The self-contained annexe, accessible from both the main house and a separate entrance, offers independent living space. It features a hallway with a cloakroom, a well-equipped kitchen, and a spacious lounge with direct garden access.

Upstairs, there are two comfortable bedrooms, both with storage options, along with a modern bathroom that includes a bath and shower.

Woodleigh, Highview Road, Yorkley, Lydney, Gloucestershire  
Approximate Gross Internal Area  
Main House = 143 Sq M/1539 Sq Ft  
Annexe = 77 Sq M/829 Sq Ft  
Total = 220 Sq M/2368 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# STEP OUTSIDE



The property benefits from off-road parking and a garage with power and lighting. The generous rear garden is mainly laid to lawn and includes outbuildings such as a workshop, greenhouse, and storage sheds. Raised beds provide the perfect space for gardening enthusiasts. The outdoor area offers breathtaking views of the surrounding woodland, creating a peaceful and picturesque setting.

## INFORMATION

Postcode: GL15 4UA  
Tenure: Freehold  
Tax Band: C  
Heating: Oil  
Drainage: Mains  
EPC: E





## DIRECTIONS

From Coleford, turn right at the traffic lights towards Lydney and Chepstow. Follow the road, then turn left onto Lords Hill, continuing straight onto Parkend Road. Stay on this road for a few miles until you reach Parkend. Pass Whitemead Park on your right, then take the next right turn. Go straight over the junction towards Yorkley, then turn right onto Stag Hill. Continue down the hill and turn right into Highview Road. Follow the road to the end, where the property is located on the left.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-100)                                  |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 49      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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