



LYDNEY

Guide price **£650,000**



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37 AUGUSTUS WAY

Lydney, Gloucestershire GL15 5NJ



A substantial and versatile family home with self-contained annexe
Perfect for multigenerational living or rental income
Spacious accommodation, entertainment space and ample parking

Lydney is a popular town on the edge of the beautiful Forest of Dean, offering an excellent blend of countryside living and everyday convenience. The town provides a wide range of local shops, supermarkets, cafés, and pubs, along with well-regarded primary and secondary schools.

For outdoor enthusiasts, there are endless woodland walks, cycle trails and scenic spots nearby, as well as easy access to the River Severn and Lydney Harbour. The town also benefits from a railway station with direct links to Gloucester, Chepstow and Cardiff, and excellent road connections via the A48 to the M4 and M5 motorways.

Combining natural beauty with great amenities and transport links, Lydney is an ideal location for families, commuters and those seeking a relaxed lifestyle within easy reach of larger towns and cities.



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KEY FEATURES

- Seven bedrooms including a two-bedroom annexe
- Spacious living areas and large kitchen/diner
- Two en-suite bedrooms plus family bathroom
- Stunning entertainment conservatory with bi-fold doors
- Private gardens and ample parking
- Close to schools, shops and transport links

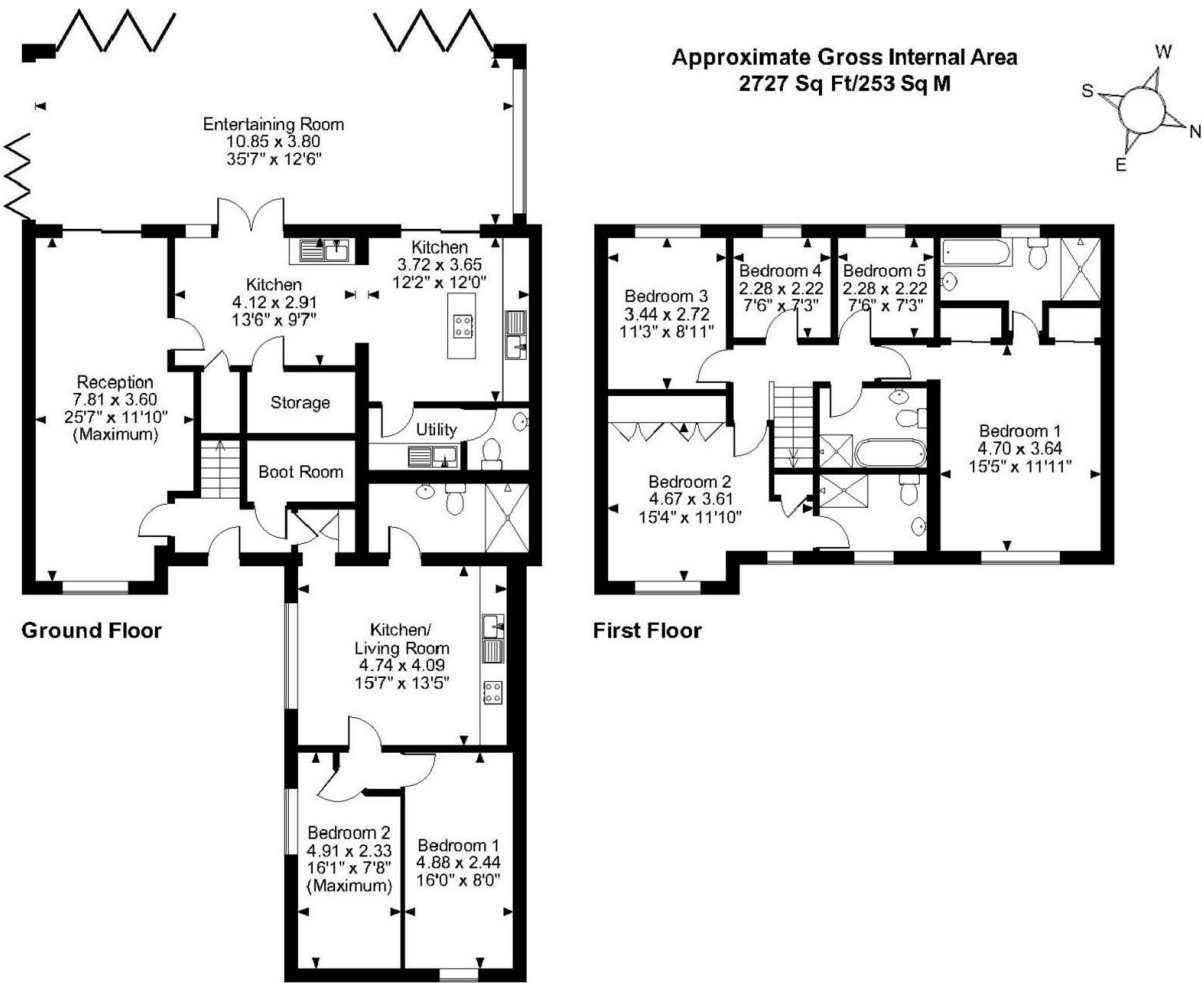


STEP INSIDE



This exceptional, spacious home offers versatile accommodation, perfectly designed for modern family life and multi-generational living. The property features a self-contained two-bedroom annexe, making it ideal for those seeking space for relatives, guests, or an additional income opportunity.

The main residence is beautifully presented throughout, offering a welcoming entrance hallway, a generous dual-aspect living room, and a superb kitchen/dining/family room with granite breakfast bar, twin ovens and plenty of storage. Bi-fold doors open into the impressive entertainment conservatory a vast indoor/outdoor living area with tiled flooring, hot tub, rainfall shower and multiple sets of doors leading to the private gardens.



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Upstairs are five well-proportioned bedrooms, including a spacious master suite with a luxury en-suite bathroom and a second bedroom also benefiting from an en-suite. A modern family bathroom completes the first floor.

The adjoining annexe is fully self-contained, with its own access from the entrance hall. Inside, there's a bright open-plan kitchen/living area, two bedrooms and a shower room providing privacy and independence while still being connected to the main home.

STEP OUTSIDE



Outside, the property enjoys a generous block-paved driveway offering ample off-road parking, along with private gardens that provide plenty of space for relaxation and entertaining.

Situated in a desirable position adjoining school fields and within easy reach of local amenities, this is a rare opportunity to acquire a truly flexible and impressive home with a wealth of potential for family living or investment.

INFORMATION

Postcode: GL15 5NJ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

What3words: ///geek.reap.large



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