



Glendean
Upper Lydbrook





Glendean Upper Lydbrook GL17

- A wonderful spacious house in the village of Upper Lydbrook •
- Lounge with wood burner • Spacious extended dining room and snug •
- New modern Kitchen • Three double bedrooms • Family bathroom •
- Driveway for 2+ cars • Lovely private rear garden •

A wonderful semi-detached house in the sought after village of Upper Lydbrook

In summary, a wonderful semi-detached house consisting of a new modern kitchen, extended dining space, lounge, utility space, bathroom, 3 double bedrooms, large private garden and driveway for 2+ cars.

The property is situated in the sought-after village of Upper Lydbrook in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Ross-On-Wye, Coleford and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors' comments *"We have lived at Glendean for over 30 years, and during that time we have many fantastic memories. We have slowly extended and updated the property to make a special home. We have lovely neighbours and are part of a wonderful community.*

Now the time has come for us to downsize to pastures new, with the children now grown-up and settled elsewhere, it's time for someone else to enjoy this lovely family home."

The **entrance hall** welcomes you into this lovely home. This hallway guides you to the bathroom, lounge and kitchen. There is under the stair storage, wooden flooring and high ceilings. The carpeted stairs opposite lead you up to the 3 double bedrooms.

The **lounge** is positioned off the hallway. This spacious room has a wood burner. There is a large bay window looking out to the front of the property, with carpeted flooring.

The **bathroom** is located at the end of the hallway, with a white bathroom suite with tiled walls and a separate shower cubicle with electric shower. There is a window for natural light, with vinyl flooring.

This wonderful **kitchen** is the heart of the home, with direct access to the **extended dining room and snug**. The kitchen is modern with plenty of storage and worktop space with integrated appliances. The flooring is tiled.

The **extended dining room and snug** is a fabulous space, flowing from the kitchen. There are two Velux windows and a window looking out to the rear garden for lots of natural light. There is a **utility cupboard** off

this room which houses the washing machine, tumble dryer and combi-boiler. The floor is wooden, and there is direct access through a door to the side driveway and rear garden.

Bedroom 1 looks out over the rear garden. This double bedroom has a large window for natural light. The flooring is wood laminate and has semi-vaulted ceilings.

Bedroom 2 is a large double bedroom has a large window looking out over the rear garden. There is plenty of space for wardrobes and cupboards, with carpeted flooring, high semi-vaulted ceiling and a large radiator.

The spacious **primary bedroom** is positioned at the front of the house, with two large windows, semi-vaulted ceiling, carpeted floor, a large radiator and lots of space for any bedroom furniture.

The **front porch** is a covered space with brick surround, steps from the pathway along the front of the house with access via an iron gate, and to the **driveway** at the side of the house.



The **driveway** is located along the side of the house, with a pathway to access the rear garden and a side door to the rear extension. There is space for 2+ cars with gravelled ground.

The **rear garden** is a great size. This private garden comprises of a lawned area, slabbed patio area and a large storage shed. There is access to the driveway via a garden gate.

Broadband connectivity: Fibre.

Age of build: 1930s.

Broadband connectivity: Fibre.

Mobile coverage: 4G voice & data.

Services: Mains water and gas.

Council Tax: B.

Tenure: Freehold..

Information:

New kitchen fitted 2019.

Rear single extension 2022.





LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular village of Upper Lydbrook is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easily accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

COLEFORD - 3.8 MILES
ROSS ON WYE - 6.5 MILES
MONMOUTH - 8.9 MILES
LYDNEY - 9.4 MILES
GLOUCESTER - 17.6 MILES
CHELTENHAM - 24.9 MILES
BRISTOL - 34.4 MILES

All distances are approximate

















































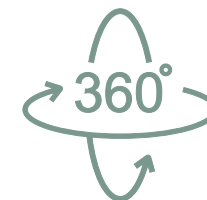












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FLOOR PLAN TO COME

GLENDAN,
UPPER LYDBROOK,
GL17 9LG
Asking price £299,950

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