



Orchard House, Perry Field

Woolaston, Lydney, Gloucestershire, GL15 6QD

£525,000



This Impressive Five Bedroom Family Home in the Much Sought After Village of Woolaston. Close to Village amenities.

The Large Hallway welcomes you with its Double Staircase leading up the Gallery Landing.

The Ground Floor comprises of: Spacious Kitchen Breakfast Room, Utility Room, Large Dining Room with Double Doors opening through to the Kitchen/Breakfast Room, Spacious Lounge with a feature fireplace housing a log burning stove, Downstairs WC.

First floor: Gallery Landing accessing the Master Bedroom having a Large Walk-In Dressing Room with separate Ensuite Bathroom/Shower room, Bedroom Two with Ensuite, Three Further Bedrooms and Family Bathroom.

Outside: Double Garage, Off Road Parking, Enclosed Rear Garden.

The village of Netherend, Woolaston, has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc.



Entrance Hallway:

20'2" x 11'5" (6.17m x 3.48m)

Lounge:

23'7" x 14'7" (7.21m x 4.47m)

Dining Room:

16'11" x 15'1" (5.16m x 4.6m)

Kitchen/Breakfast Room:

18'2" x 16'11" (5.54m x 5.16m)

Utility Room:

9'10" x 6'9" (3.02m x 2.08m)

Cloakroom:

5'4" x 5'2" (1.63m x 1.6m)

First Floor Landing

Bedroom One:

18'4" x 16'11" (5.59m x 5.18m)

En-Suite:

13'10" x 8'7" (4.24m x 2.62m)

Dressing Room:

13'6" x 6'5" (4.14m x 1.98m)

Bedroom Two:

18'11" x 18'0" (5.77m x 5.51m)

En-Suite:

8'7" x 5'8" (2.62m x 1.73m)

Dressing Room:

8'5" x 4'3" (2.57m x 1.3m)

Bedroom Three:

14'0" x 10'11" (4.27m x 3.33m)

Bedroom Four:
11'10" x 10'5" (3.63m x 3.18m)

Bedroom Five:
10'4" x 9'4" (3.15m x 2.87m)

Family Bathroom:
8'9" x 8'7" (2.69m x 2.64m)

Double Garage:
18'6" x 18'0" (5.64m x 5.51m)

Outside:
Large driveway which would accommodate up to four cars, double garage, side gate accessing the rear garden.

Enclosed rear garden laid to lawn and planted with a variety of shrubs.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

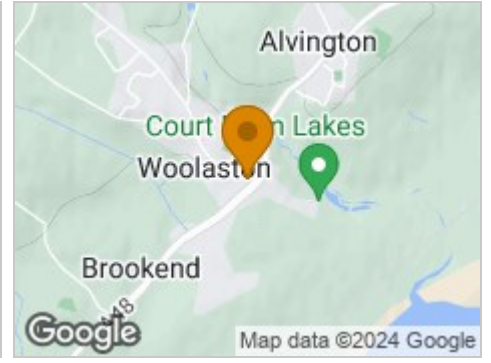
Road Map



Hybrid Map



Terrain Map



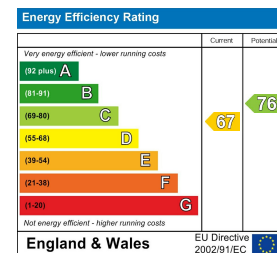
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.