



80 Allaston Road  
Lydney, GL15 4EZ

£635,000



Dean Estate Agents offer for sale this Period style deceptive looking property with an abundance of space and character one would hope for in this type of home.

Set within a substantial size plot, we recommend viewing to appreciate the overall size, condition and atmosphere of this lovely family home. The gardens are private, level and hosts a fruit orchard, veg patch and lawns with patio. Several outbuildings and access to the cellar and garage from the rear.

The internal accommodation offers a separate dining room from the lounge, kitchen with an archway through to a stunning family room with windows overlooking the gardens. The entrance hall has the staircase to the first floor, a cloakroom is adjacent to the rear family room with the four bedrooms located on the first floor.

The master bedroom also has a large en-suite bathroom and a further family shower room off the landing.

If you are looking for space, privacy, both character and contemporary accommodation, then take a look at Four Winds, absolutely stunning property.



#### Approached via:

A solid Oak door with double glazed windows to the Entrance Porch.

#### Entrance Porch:

9'4" x 6'8" (2.87m x 2.04m)

With tiled flooring, exposed brick walling, lighting and door to the entrance hall.

#### Entrance Hall:

4'8" x 6'7" (1.43m x 2.02m)

Having wood flooring, stairs to the first floor, radiator, coved ceiling, mains consumer unit.

#### Dining Room:

10'9" x 12'11" (3.29m x 3.95m)

Front aspect with a stunning UPVC double glazed bay window, parquet flooring, coved ceiling, radiator and curved bay window radiator. Sliding doors to the lounge.

#### Lounge:

11'2" x 13'7" (3.41m x 4.15m)

Rear aspect with a marble fire surround, wall lights, parquet flooring, large UPVC double glazed windows overlooking the rear gardens, sliding doors to the dining room, TV aerial point, coved ceiling.

#### Kitchen:

10'9" x 9'10" (3.28m x 3.01m)

Fitted kitchen with wood grain effect base units, wall cupboards, sink unit with flexi hose tap, electric cooker point, worktop surfaces, extractor fan over cooker area, tiled flooring, radiator and coved ceiling.

#### Walk in Pantry:

With storage space and UPVC double glazed window to the side aspect.

#### Family Room:

12'4" x 14'11" (3.77m x 4.55m)

Rear aspect. The most stunning room designed with family living in mind. This reception room enjoys super views out onto the gardens, high ceilings with exposed beams, log burner set in the corner of the room with an Oak beam above, tiled flooring, wall lights, double doors out onto the rear gardens, door to side lobby.

#### Side Lobby:

2'10" x 3'11" (0.88m x 1.21m)

With UPVC double glazed door out to the covered entrance area, side UPVC double glazed window with marble window sill and tiled flooring.

#### Cloakroom:

WC, wash hand basin, tiled flooring, UPVC double glazed window with marble window sill.

#### Landing:

6'11" x 6'7" (2.12m x 2.02m)

With doors to bedrooms, UPVC double glazed window with views across farmland, large radiator, smoke alarm, power point, wall light and access to the loft space.

#### Master Bedroom:

11'7" x 13'7" (3.54m x 4.15m)

With rear aspect UPVC double glazed window, radiator, wall lights, wood flooring, coved ceiling, step up to the en-suite bathroom.

#### En-Suite Bathroom:

8'2" x 8'9" (2.51m x 2.67m)

The most spacious en - suite with bath, Rainfall shower and shower screen, stone tiled floor and walls, WC, vanity wash hand basin, UPVC double glazed window, heated towel radiator, wall mirror with lighting, UPVC double glazed window, extractor fan, floor lighting.

#### Bedroom Two:

8'3" x 13'7" (2.52m x 4.15m)

Front aspect UPVC double glazed bay window with 'chapel' style radiator, views across farmland, two separate built in double wardrobes with mirrored doors, picture rail, coved ceiling.

#### Bedroom Three:

8'8" x 10'2" (2.66m x 3.11m)

Rear aspect UPVC double glazed window with garden views and beyond, wood flooring, radiator, picture rails and coved ceiling.

#### Bedroom Four:

7'9" x 8'3" (2.37m x 2.53m)

Rear aspect with wood flooring, UPVC double glazed window overlooking the rear gardens and beyond, radiator, coved ceiling and built in wardrobes.

### Family Bathroom:

6'3" x 9'11" (1.91m x 3.04m)

With a Freestanding Victorian style bath and co-ordinating taps, WC, vanity wash hand basin, separate shower cubicle hosting a mains rainfall shower, tiled walls and glass door, tiled walling and extractor/light above. The bathroom flooring is of wood, heated towel rail and there is also a UPVC double glazed window to the rear.

### Outside:

The front aspect offers block paved parking for numerous vehicles with two entrance doors to the property, outside light, side path and gate to the rear gardens. Gated vehicular access from both left and right aspects, tree and shrubs.

Garage - Metal up and over door, power and lighting, UPVC double glazed door to the rear gardens.

Access to the left side of the house with gate to the rear gardens, outside light and tap.

To the rear of the property, one will find vast gardens comprising of mostly lawns and includes:

Large Indian Sandstone Patio area  
Steps up to the garage rear entrance  
Door to the cellar housing the oil fired boiler  
Wooden built workshop

The lower rear garden hosts an abundance of shrubs and trees with seasonal flowering borders, Summerhouse, Log store and shelter, Secret shed, Greenhouse, Wood store to the bottom of the garden, Vegetable patch and Orchard with fruit trees. A very private garden with hedged boundaries.



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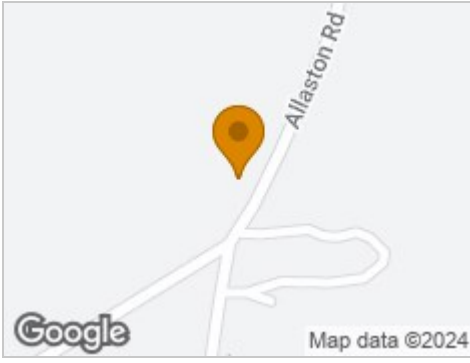
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



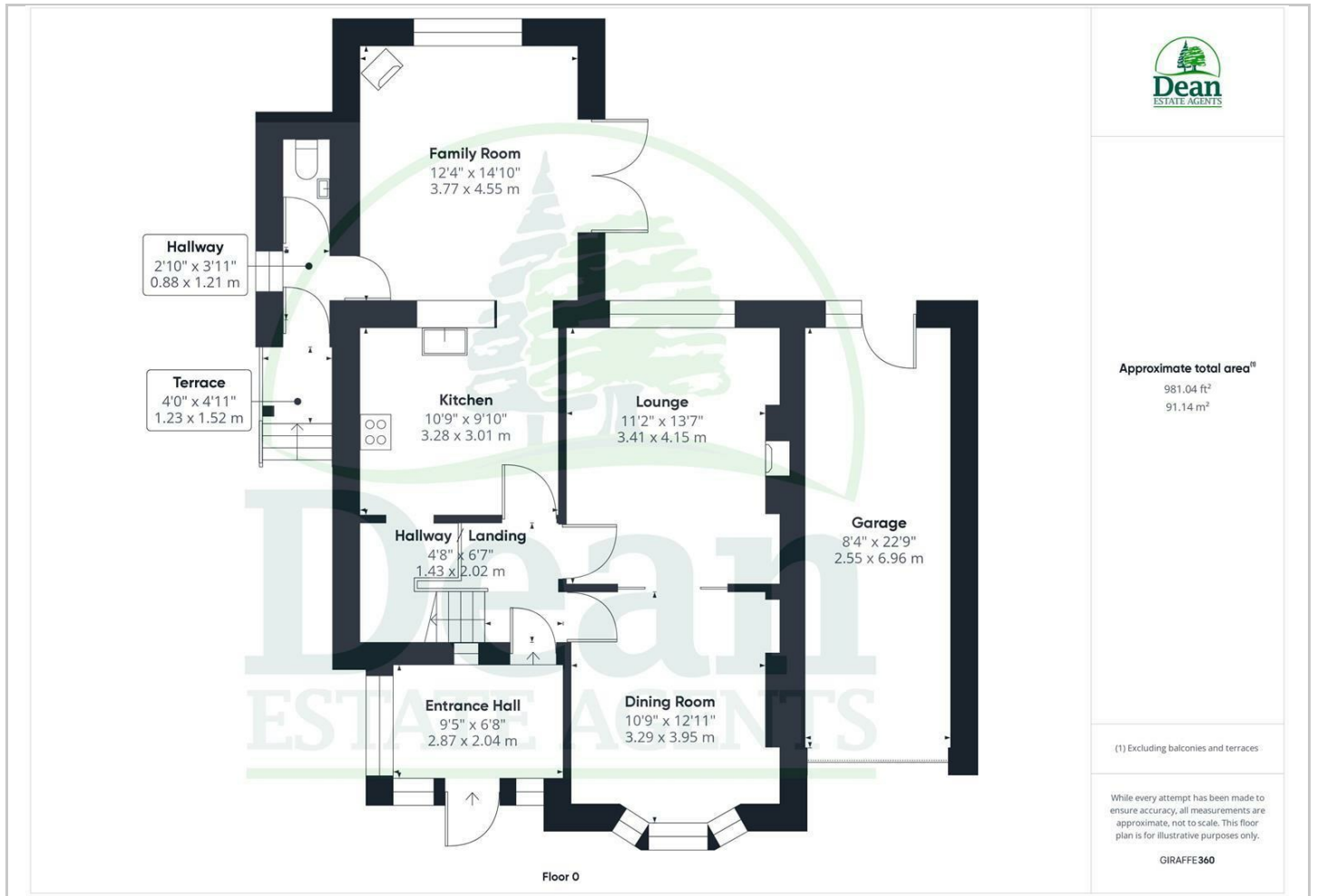
## Hybrid Map



## Terrain Map



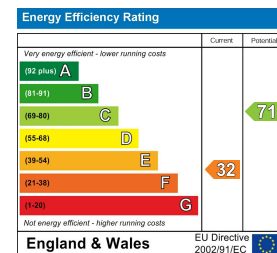
## Floor Plan



## 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



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