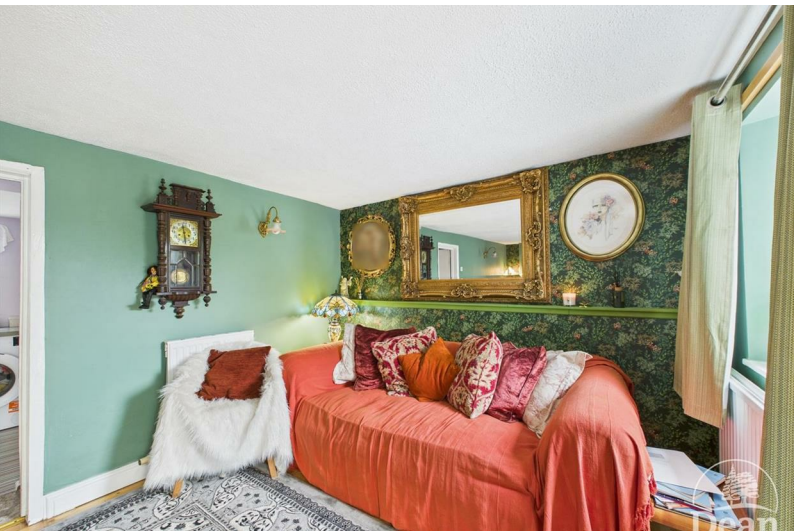




## The Filberts The Common

Woolaston, Lydney, GL15 6NU

£600,000



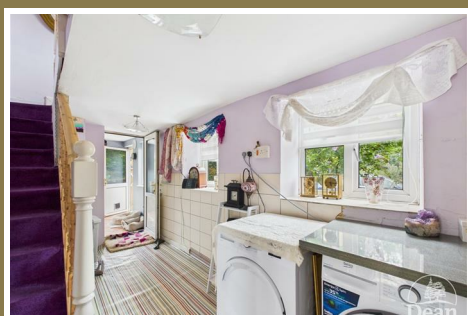


\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* 2.5 ACRES OF LAND AVAILABLE!!! Dean Estate Agents are proud to offer to the market this two bedroom cottage with incredible grounds. Set in a highly sought after location the property offers 2.5 acres including fields of ground with multiple areas. There are many outbuildings throughout and a recently added garden room with power and lighting perfect for guests or entertaining.

Into the gardens there is a large pond, many tiered areas and direct access into what is currently used as a workshop field. this has direct off road access also.

MUST BE VIEWED!!!

Woolaston village 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 as well as the Old Severn Bridge for commuting to Bristol.



Approached Via UPVC double glazed door:

**Kitchen:**

7'10 x 20'0 (2.39m x 6.10m)

Range of base and eye level cabinets, electric hob with extractor fan and tiled backsplash. Space for fridge/freezer and sink with drainer unit as well as a breakfast bar area. Multiple UPVC double glazed windows throughout creating a bright space with views over the gardens.

**Hallway/Utility Space:**

14'3 x 6'10 (4.34m x 2.08m)

Space and plumbing for washing machine and dryer, stairs to first floor with storage underneath.

**Living Room:**

18'0 x 9'8 (5.49m x 2.95m)

Large but cosy space, feature fireplace with a fitted wood burner and access to conservatory.

**Downstairs W/C:**

5'8 x 6'9 (1.73m x 2.06m)

W/C, standing wash hand basin, heated towel rail and fitted cupboard storage.

**Conservatory:**

11'0 x 8'10 (3.35m x 2.69m)

Accessed via living room, double glazed UPVC throughout, double panelled radiator and power and lighting. There a patio doors to the rear leading straight out to the patio and gardens.

**First Floor Landing:**

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window to front aspect, single panelled radiator and access to loft hatch.

**Bedroom One:**

9'8 x 10'5 (2.95m x 3.18m)

Double bedroom with large UPVC double glazed window to rear aspect, double panelled radiator and plug sockets throughout.

**Bedroom Two:**

9'7 x 10'5 (2.92m x 3.18m)

Double bedroom with large UPVC double glazed window to rear aspect, double panelled radiator and plug sockets throughout.

### Bathroom:

8'1 x 6'10 (2.46m x 2.08m)

Walk-in shower cubicle, W/C, wash hand basin and frost UPVC double glazed window to front aspect.

### Outside:

This property boasts expansive gardens with approximately 2.5 acres overall with the land. With endless amounts of potential this property

offers off road parking, multiple outbuilding with power, landscaped gardens throughout and a field to the rear with potential for paddocks and/or workshops.



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

903 ft<sup>2</sup>  
83.9 m<sup>2</sup>

(1) Excluding balconies and terraces

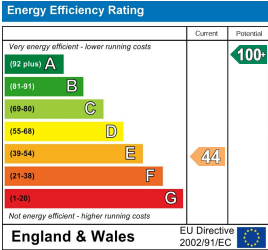
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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