



FREEHOLD

£410,000



**LILY COTTAGE, STAG HILL, YORKLEY, LYDNEY,
GLOUCESTERSHIRE, GL15 4TD**

- THREE BEDROOMS
- LARGE LOUNGE
- KITCHEN/DINER
- COTTAGE STYLE
- DOUBLE GARAGE
- CENTRAL HEATING
- STYLISH DECOR
- BATHROOM AND EN-SUITE
- EASILY MAINTAINED PRIVATE GARDEN
- AMPLE OFF ROAD PARKING

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LILY COTTAGE IS, DESPITE THE NAME, A RECENTLY CONSTRUCTED AND IMAGINATIVELY DECORATED, THREE DOUBLE BEDROOMED CHALET STYLE HOUSE IN A POPULAR LOCATION.

The village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Oak frame canopy porch.

Entrance door to -

Hall: Flagstone and quarry tiled floor, radiator, display shelf, skylight.

Lounge: 25' 7" x 9' 10" (7.8m x 3m), Wood flooring, attractive faux fireplace, radiators, window to front, coved ceiling, French doors to rear.

Kitchen/Dining Room: 25' 7" x 9' 10" (7.8m x 3m), Kitchen area is fitted at all and base level providing worktop and storage space, hob, double oven, marble worktops and splash backs, downlights and pendant lights, peninsular unit, butcher's block, windows to front and side, French doors to rear.



Inner Hall: Off which is a storage area and W.C. with two piece suite.

Utility Room: Plumbing for automatic washing machine, door to rear, flagstone floor, sink unit, boiler for central heating and domestic hot water.

Landing: Access to loft, built-in cupboard.



Bedroom One: 16' 1" x 9' 10" (4.9m x 3m), Built-in wardrobe, faux fireplace, radiator, window to front.

En-suite: 9' 10" x 8' 10" (3m x 2.7m), Free standing bath, sink unit, high flush W.C., skylight.

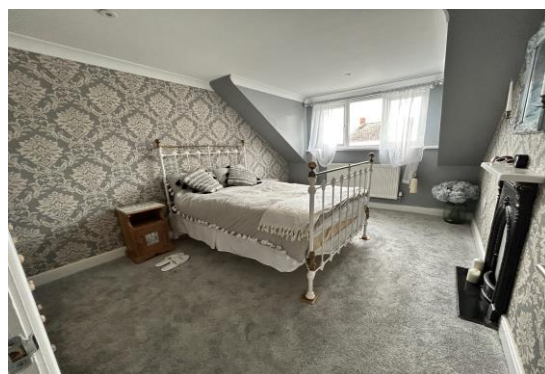
Bedroom Two: 14' 5" x 9' 10" (4.4m x 3m), Window to front, radiator, faux fireplace.

Bedroom Three: 10' 6" x 9' 10" (3.2m x 3m), Skylight, radiator.

Shower Room: 9' 2" x 6' 3" (2.8m x 1.9m), Shower cubicle, W.C., sink unit, radiator, skylight.

Outside: Attractive cottage style garden to front with Cotswold pea gravel path. The rear gardens have a Mediterranean feel with flagstone patio, raised planting, built-in armchair, faux fireplace. To the side of the property, gates give access to large brick driveway, potential for five cars and a 6m x 6m double garage with workbench, electric doors.

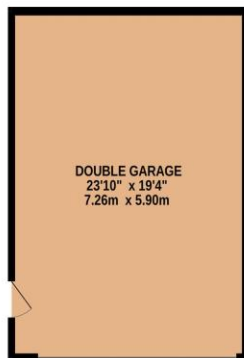
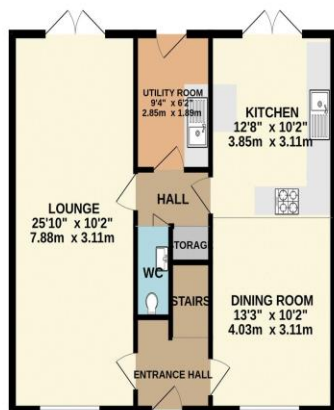
Services: Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



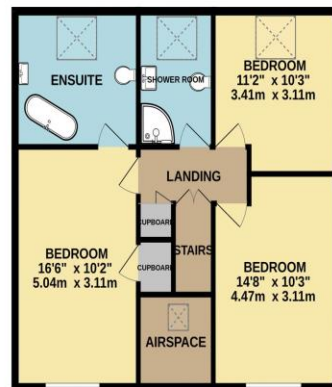
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.

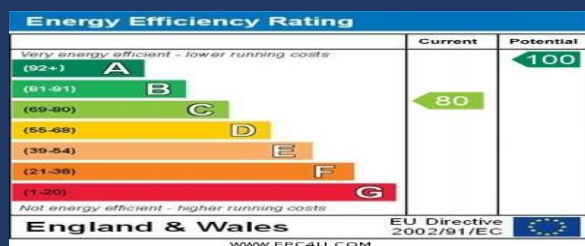


1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982