



FREEHOLD

Offers Over £375,000



**LODGE WALK, PARKHILL, WHITECROFT, LYDNEY,
GLOUCESTERSHIRE, GL15 4PQ**

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- POTENTIAL FOR LOFT CONVERSION
- ON A QUIET NO THROUGH LANE
- LARGE LOUNGE
- NO ONWARD CHAIN
- LOVELY OUTLOOKS TO FRONT AND REAR
- PLANNING FOR SINGLE STOREY EXTENSION (P1490/21/FUL)
- CLOSE TO WOODLAND WALKS AND CYCLE PATHS

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LODGE WALK, PARKHILL, WHITECROFT, LYDNEY, GLOUCESTERSHIRE, GL15 4PQ

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, AN ATTRACTIVE, VICTORIAN BAY FRONTED VILLA STYLE PROPERTY IN A LOVELY LOCATION. SITUATED ON THE EDGE OF THE FOREST ON A NO THROUGH LANE AND WITH FINE VIEWS TO THE FRONT AND REAR. THE PROPERTY HAS TWO DOUBLE BEDROOMS WITH THE OPPORTUNITY TO CREATE A THIRD IN THE LOFT AND PLANNING FOR GROUND FLOOR EXTENSION, SO MAKING IT IDEAL FOR AN EXPANDING FAMILY OR LEFT AS IS, A LOVELY GETAWAY HOME WITH LETTING POTENTIAL.

Whitecroft is an increasingly popular village famed for being the home of the Forest of Dean steam railway and surrounded by large areas of woodland with many cycle and walk trails. It has a popular pub and eating house and is a short drive from the town of Lydney with its excellent rail and road links to the area's major cities and towns. Parkend, to the north, has an excellent range of pubs and has a leisure centre and spa (which can be walked to from the property).

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.

Glazed entrance door to -

Outer Hall: Original tiled walls and original entrance door with stained glass window to -

Inner Hall: Black and red tiled floor (under carpet), radiator.

Living Room: 23' 8" x 11' 5" (7.22m x 3.47m), Minster style tiled fireplace, bay window to front with outlook onto mature forest, window to rear, radiators.



Kitchen: 11' 3" x 8' 9" (3.44m x 2.66m), Fitted with cabinets at wall and base level with sink unit, tiling to walls and floors, walk-in larder with window, radiator, windows with views across the valley.

Door to -

Rear Porch Conservatory: 11' 0" x 6' 3" (3.36m x 1.9m), Glazed to take advantage of the fine views, tiled floor, plumbing for washing machine, radiator.

First floor stairs to -



Galleried Landing: Radiator, loft access (the loft has potential for conversion).

Bedroom One: 13' 1" x 11' 8" (4m x 3.55m),
Window to front with a view onto mature woodland, built-in wardrobes, radiator.

Bedroom Two: 11' 3" x 7' 11" (3.43m x 2.41m),
Window to rear with beautiful views across the valley, radiator.

Shower Room: 8' 11" x 5' 7" (2.72m x 1.69m),
Double shower cubicle with shower, W.C., wash hand basin, window to rear with lovely view, large airing cupboard.

Outside: Access to the property is via an iron gate and driveway to an attached double car port. Attached to the property is an Office/Workshop 15' 5" x 8' 10" (4.7m x 2.7m) with gas boiler for central heating and domestic hot water. There is also an attached W.C. To the rear of the property there is a pleasant seating area taking advantage of the fine views with a herbaceous border planted to attract butterflies and other wildlife. The garden is terraced and features mature specimen trees and laid to gravel to be easily maintained. There is planning permission granted for the erection of a single storey extension - P1490/21/FUL.

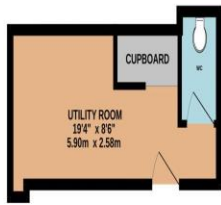
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



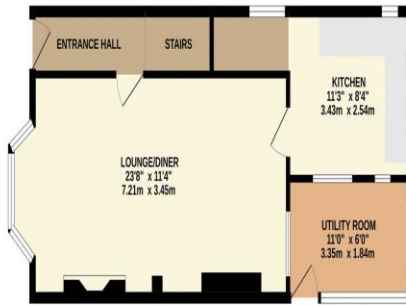
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

LOWER GROUND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



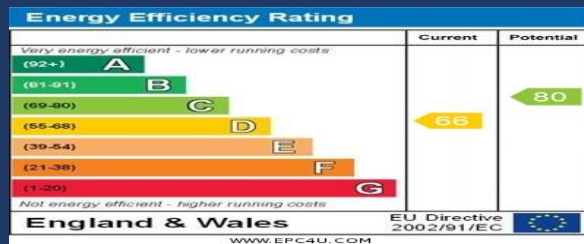
2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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