



Wylde Green Stowfield Road  
Lydbrook GL17 9NJ



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Wylde Green Stowfield Road

## Lydbrook GL17 9NJ

£450,000

**Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED BUNGALOW sitting in an ELEVATED POSITION within TERRACED GARDENS AND GROUNDS OF JUST OVER HALF AN ACRE. The property benefits from STUNNING VIEWS OVER THE RIVER WYE AND SURROUNDING COUNTRYSIDE.**

Benefits include NO ONWARD CHAIN, GAS CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, TWO DETACHED GARAGES and LARGE TERRACED GARDENS.

The property comprises of ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY, FOUR BEDROOMS, TWO ENSUITES and FAMILY BATHROOM.

The village of Lydbrook offers amenities to include shops, doctor's surgery, primary school and a bus service to Gloucester approximately 20 miles and surrounding areas.



The property is accessed via a upvc obscure lead light double glazed door with panel to side. This leads into the:

### **ENTRANCE HALL**

Ceiling lights, access to roof space, coving, three single radiators, power points, exposed timber skirting board, door to coat/boot storage with hanging and shelving options, lighting, door to airing cupboard with slatted shelving and radiator. Wooden doors giving access into:

### **LOUNGE**

**12'03 x 12'09 (3.73m x 3.89m)**

Feature fireplace, living flame gas fire, marble effect hearth and surround, wooden mantle over, ceiling light, wall light points, dimmer switches, coving, power points, telephone point, tv point, double radiator, single radiator, exposed timber skirting boards, exposed timber window ledge, front aspect upvc double glazed window overlooking the front garden, parking and turning area with far reaching views towards field, countryside and the River Wye. Glazed panel door opening into:

### **DINING ROOM**

**12'09 x 11'09 (3.89m x 3.58m)**

Ceiling light, wall light points, dimmer switches, feature fireplace opening, power points, tv point, double radiator, feature alcove storage, exposed timber skirting boards, exposed timber window ledge, side aspect upvc sliding doors opening onto the patio, front aspect upvc double glazed window overlooking the front garden, parking and turning area with far reaching views towards field, countryside and the River Wye. Glazed panel door gives access into the:

### **KITCHEN**

**11'06 x 11'08 (3.51m x 3.56m)**

One and a half bowl single drainer sink unit with mixer tap over, range of base and wall mounted units, rolled edge worktops, tiled surround, power points, four-ring brushed stainless steel gas hob with electric oven and filter hood over, ceiling light, inset ceiling spots, coving, double radiator, tiled flooring, side aspect upvc double glazed window overlooking the patio and garden, rear aspect window overlooking the garden. Glazed panel door gives access back to Entrance Hall. Wooden door opening into:





## UTILITY

**8'02 x 5'09 (2.49m x 1.75m)**

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, space for under counter dishwasher, space for under counter fridge, utility stack with plumbing for washing machine and tumble dryer, ceiling light, coving, access to roof space, wall mounted gas fired central heating and domestic hot water boiler, single radiator, tiled flooring, rear aspect obscure double glazed door opening out onto the garden.

## BATHROOM

**8'03 x 7'05 (2.51m x 2.26m)**

White suite with modern side bath with mixer shower tap over, tiled surround, close coupled w.c, wash hand basin with tiled splashback, single radiator, shaver point, wall lights, inset ceiling spots, extractor fan, coving, rear aspect obscure double glazed window.

## BEDROOM ONE

**12'10 x 11'09 (3.91m x 3.58m)**

Ceiling light, coving, power points, tv point, single radiator, side aspect obscure double glazed window, front aspect upvc double glazed window overlooking the front garden, parking and turning area with far reaching views towards field, countryside and the River Wye. Wooden door giving access into the:

## ENSUITE SHOWER ROOM

Shower cubicle with mains fed shower, close coupled w.c, pedestal wash hand basin, half tiled walls, shaver point, ceiling light, extractor fan, coving, single radiator, exposed timber skirting board, side aspect obscure double glazed window.

## BEDROOM TWO

**12'08 x 9'07 (3.86m x 2.92m)**

Ceiling light, coving, power points, tv point, ceiling light, single radiator, exposed timber skirting boards, rear aspect upvc double glazed window overlooking the rear garden. Solid timber door giving access into the:

## ENSUITE

White suite with shower cubicle, mains fed shower attached, close coupled w.c, wall mounted wash hand basin, half tiled walls, shaver point, ceiling light, extractor fan, coving, expose timber skirting board, single radiator, rear aspect obscure double glazed window.

### **BEDROOM THREE/STUDY**

**12'08 x 8'07 (3.86m x 2.62m)**

Ceiling light, coving, power points, tv point, telephone point, single radiator, expose timber skirting board, exposed timber window ledge, front aspect upvc double glazed window overlooking the front garden, parking and turning area with far reaching views towards field, countryside and the River Wye.

### **BEDROOM FOUR**

**12'02 x 9'05 (3.71m x 2.87m)**

Ceiling light, coving, power points, tv point, single radiator, exposed timber skirting boards, exposed timber window ledge, rear aspect upvc double glazed window overlooking the rear garden.

### **OUTSIDE**

The property is accessed via a sweeping driveway that meanders up the hillside through a terraced garden with a variety of plants, shrubs and bushes. A set of steps lead up to the bungalow.

There is a single detached garage at the roadside and a secondary detached garage located at the top of the driveway. Both of these benefit from power and one an inspection chamber. Ample off-road parking is available.

At the rear, there is a large two-tier terraced lawned area with flower borders, shrubs, and bushes. Within the garden is the remnants of a historic former railway line- a memento of Lydbrook's industrial heritage. A spacious patio area offers superb views across the River Wye, an Area of Outstanding Natural Beauty with the benefit of an outside tap and outside lighting. The property and is surrounded by woodland and hedging.

### **DIRECTIONS**

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue along here until reaching the traffic lights at Nailbridge. Proceed straight over, heading toward Coleford. At the cross roads, turn right into Lydbrook. Proceed to the bottom of the village, turning left onto Stowfield Road signposted towards Coleford. The property can be found after approximately a third of a mile on the left hand side as indicated by our for sale board.





## SERVICES

Mains water, electricity, drainage and gas.

## WATER RATES

Severn Trent - Rate to be confirmed

## LOCAL AUTHORITY

Council Tax Band: F  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

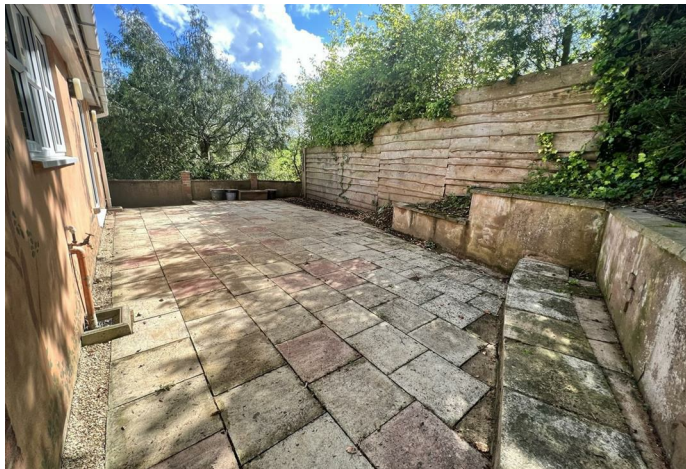
Freehold

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys



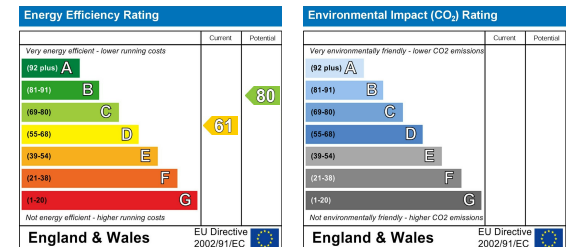
# GROUND FLOOR



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.  
Made with Metropix ©2023

### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys