



**Poppy Lodge, 1 Woodland View**  
**Lydbrook GL17 9SZ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Poppy Lodge, 1 Woodland View

## Lydbrook GL17 9SZ

Guide Price £499,950

**Welcome To Poppy Lodge, A Beautifully Presented And Generously Sized Four-Bedroom Family Home, Set Within A Large Corner Plot In A Peaceful Private Cul-De-Sac Of Just Five Properties. The Current Owners Have Made Several Enhancements To This Exceptional Home, Which Offers Spacious, Light-Filled Interiors, A Beautifully Landscaped South-Facing Garden, And Driveway Parking For Up To Three Vehicles. We Are Able To Offer This Fantastic Home With No Onward Chain!**

The Accommodation Briefly Comprises Entrance Hall, Downstairs W.C, Living Room And Kitchen/Diner On The Ground Floor With Principal En-Suite Bedroom, Three Further Bedrooms And Family Bathroom On The First Floor. The Property Is Double Glazed And Oil Centrally Heated.

Lydbrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Lydbrook Is Known For Its Scenic Location Along The River Wye And Its Proximity To The Beautiful Wye Valley. The Village Is Surrounded By Picturesque Woodlands, Offering Ample Opportunities For Outdoor Activities Such As Walking, Hiking, And Exploring Nature Trails. The Location Of Lydbrook Provides Easy Access To Nearby Attractions Such As Symonds Yat, A Popular Spot For Outdoor Enthusiasts, And The Forest Of Dean, Which Offers A Host Of Activities And Attractions, Including The Sculpture Trail And Puzzlewood.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

Lydbrook Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Village Shop, A Primary School, A Community Centre, And A Pub. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.









Front aspect double glazed upvc door leads into;

### ENTRANCE HALL

Radiator, oak flooring, doors lead to the downstairs w.c and kitchen/diner. Opens into the living room.

### DOWNSTAIRS W.C

Low level w.c, pedestal washbasin, heated towel rail, tiled walls and floor, obscured front aspect double glazed window.

### LIVING ROOM

20'05 x 20'01 (6.22m x 6.12m)

A bright and spacious room featuring an attractive modern fireplace with wood burning stove inset on a granite hearth, radiators, oak flooring, large patio doors lead out to the rear garden. Stairs lead to the first floor landing with front aspect double glazed window.

### KITCHEN/DINER

23'09 x 20'07 narrowing to 8'08 (7.24m x 6.27m narrowing to 2.64m)

The kitchen features contemporary fully fitted wall and base level units with laminate wood effect worktops and an inset 1.5 bowl sink unit with drainer, central island with breakfast bar, integral dishwasher, electric range oven with extractor hood above, space for a fridge/freezer, space and plumbing for washing machine. Porcelain tile splashbacks, oak flooring, radiator, front and rear aspect double glazed windows, door leads out to the rear garden.

### LANDING

Loft access with drop down ladder to fully boarded loft, airing cupboard housing the oil -fired combi boiler, doors lead off to the principal bedroom, bedrooms two, three, four and family bathroom.

### PRINCIPAL BEDROOM

12'06 x 9'02 (3.81m x 2.79m)

Fully fitted built in wardrobes, radiator, rear aspect double glazed window with woodland views. Door into;

### ENSUITE SHOWER ROOM

7'05 x 6'06 (2.26m x 1.98m)

Mains fed shower cubicle, low level w.c, pedestal washbasin, radiator, partly tiled walls, tiled floor, obscured front aspect double glazed window.





## BEDROOM TWO

14'06 x 8'11 (4.42m x 2.72m)

Fitted wardrobes, radiator, rear aspect double glazed window with woodland views.

## BEDROOM THREE

10'00 x 9'00 (3.05m x 2.74m)

Built in wardrobes, radiator, front aspect double glazed window.

## BEDROOM FOUR

9'06 x 9'00 (2.90m x 2.74m)

Built in wardrobes, radiator, rear aspect double glazed window.

## FAMILY BATHROOM

7'10 x 6'03 (2.39m x 1.91m)

Modern white suite comprising a P-shaped bath with mains fed shower over, low level w.c, vanity washbasin unit, heated towel rail, tiled walls, obscured front aspect double glazed window.

## OUTSIDE

To the front of the property, a block-paved driveway and a gravelled area provide ample parking space for up to three vehicles. The front is partly enclosed by an attractive stone wall, adding to the property's curb appeal, with gated access to the side.

The expansive south-facing rear garden has been beautifully landscaped, featuring a generous patio terrace that offers a private space for relaxation and entertaining, with stunning views of the surrounding Forest. From here, steps lead down to a large lawn, and further steps take you to an additional lower patio area with outside bar, perfect for enjoying the outdoors.











## DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout turning right onto the A4136. Continue up over Plump Hill, upon reaching the traffic lights at Nailbridge, proceed straight over sign posted to Lydbrook and Coleford. Proceed for approximately two miles until reaching Mirey Stock crossroads, turn right sign posted to Lydbrook. Proceed down into the village centre, just before the public house on the left hand side, take the turning right sign posted Church Hill and Joys Green. Proceed up the hill, taking the second turning left into the private close/cul-de-sac of Woodland View.

## SERVICES

Mains water and drainage, electric, oil.  
Openreach in area

## WATER RATES

Severn Trent Water Authority- TBC

## LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWINGS

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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.







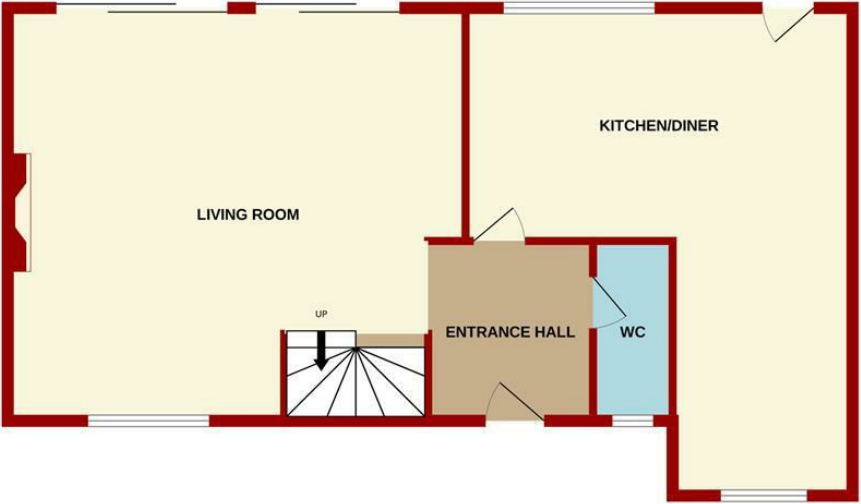








GROUND FLOOR



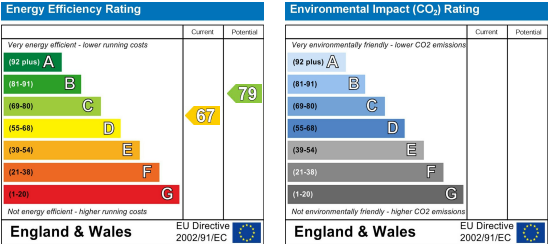
1ST FLOOR



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.  
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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)

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