



Amberley Upper Stowfield Road
Lydbrook GL17 9PB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £350,000

Welcome to Amberley, a WELL PRESENTED THREE-BEDROOM DETACHED PROPERTY set on a GENEROUS ELEVATED CORNER PLOT on the edge of LYDBROOK, overlooking the WYE VALLEY. Owned by the same family since it was built in 1985, the property offers AMPLE DRIVEWAY PARKING, a SINGLE GARAGE, ESTABLISHED GARDENS and FAR-REACHING VIEWS that change in a burst of colour with the seasons.

The accommodation comprises ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINER and CONSERVATORY on the ground floor with THREE BEDROOMS and a SHOWER ROOM on the first floor. The property is LPG GAS HEATED and DOUBLE GLAZED.

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 7 miles (11 kms) south of the market town of Ross-on-Wye.

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.

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. The village hosts various events throughout the year, including festivals and community gatherings.



The property is approached from the front aspect via steps leading up to an obscured upvc door leading into;

ENTRANCE HALL

Radiator, laminate wood effect flooring, stairs lead to the first floor landing, doors lead off to the living room, kitchen/diner and cloakroom.

CLOAKROOM

Comprising a close coupled w.c, wall mounted washbasin, radiator, tiled walls and flooring, obscured side aspect window.

LIVING ROOM

17'00 x 11'10 (5.18m x 3.61m)

A warm and welcoming room with large front aspect picture window and full height side aspect window that enhances the beautiful leafy views of the River Wye, radiators.

KITCHEN/DINER

18'02 x 9'02 (5.54m x 2.79m)

Having been recently updated with smart modern wall and base level units with quartz effect worktops and tiled splash-backs, inset sink unit with drainer, integral electric oven with induction hob and extractor hood above, space and plumbing for a washing machine and dishwasher, space for an under counter fridge. Radiator, laminate wood effect flooring, under stairs storage cupboard, rear aspect window and sliding patio doors lead to the conservatory, door to side passage.

CONSERVATORY

Of upvc and double glazed construction with pleasant outlook over the garden, tiled floor, radiator, door leads to the garden.

LANDING

Airing cupboard housing the hot water immersion tank, loft access, side aspect window, doors lead off to the three bedrooms and shower room.





BEDROOM ONE

12'07 x 9'07 (3.84m x 2.92m)

Range of built in wardrobes, radiator, front aspect window with lovely views towards the River Wye.

BEDROOM TWO

11'08 x 9'05 (3.56m x 2.87m)

Radiator, rear aspect window.

BEDROOM THREE

8'06 x 8'02 (2.59m x 2.49m)

Radiator, front aspect window with views towards the River Wye.

SHOWER ROOM

6'11 x 5'05 (2.11m x 1.65m)

Comprising a double width mains fed shower cubicle with glass screen and tiled surround, close coupled w.c and vanity handbasin unit. Heated towel rail, tiled walls and floor, obscured rear aspect window.

COVERED SIDE PASSAGE

Doors to front and rear aspects, personal door to garage, tiled floor.

OUTSIDE

To the front of the property is a tarmac driveway providing parking for three vehicles, leading to a single garage with power, lighting and housing the LPG gas-fired boiler. A gate and steps lead up to the front entrance. A further gate gives access to the front garden, which is mainly laid to lawn with shrub and flower borders, and another gate opens to the side garden with areas of lawn and gravel, ideal for seating and enjoying the views.

The rear garden is predominantly laid to gravel with shrubs, the LPG gas tank and a metal storage shed.

DIRECTIONS

What3Words/// timed.chuckling.climate- Follow the road down through Lydbrook village from the A4136 and continue to the end. Turn left onto the Stowfield Road signposted English Bicknor and Coleford. Follow the road for approx. half a mile and take the left turn into Upper Stowfield Road signposted Orchard Trust. Follow the road to the left and the property can be found on your right hand side.



SERVICES

Mains water, electricity, drainage. LPG gas heating.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

Council Tax Band: D

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.

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)

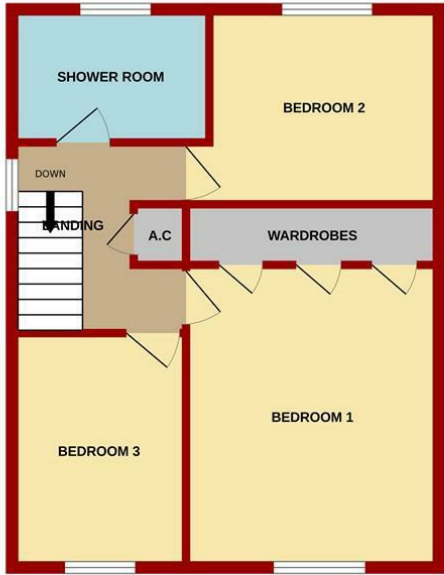




GROUND FLOOR

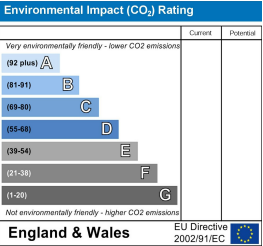
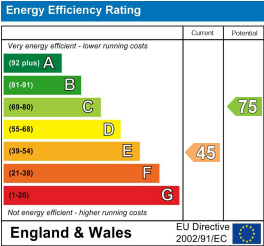


1ST FLOOR



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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