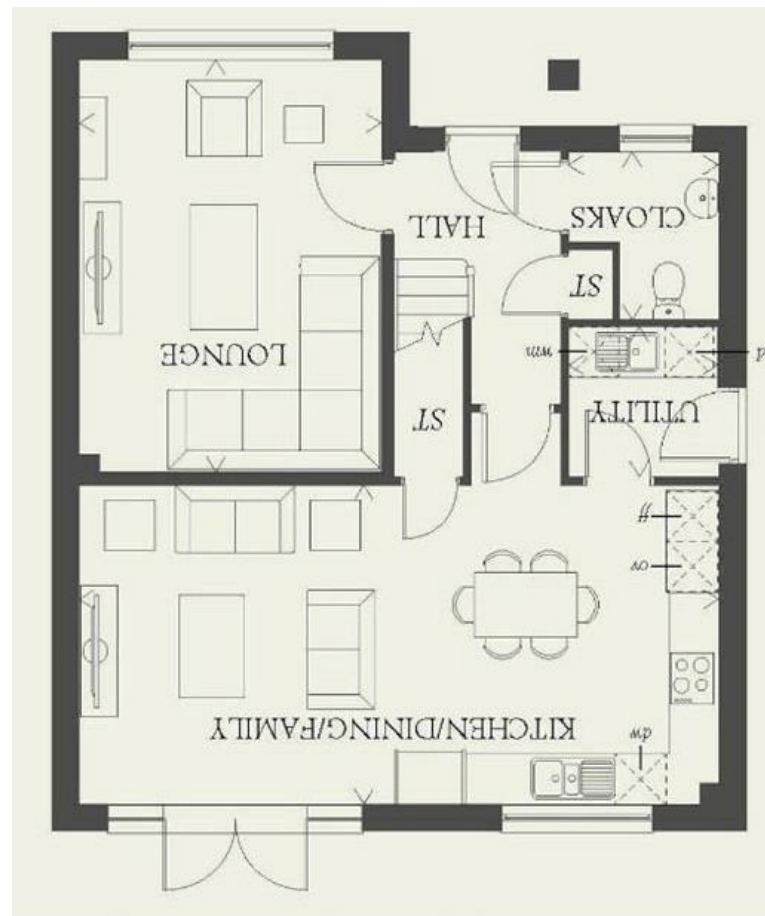
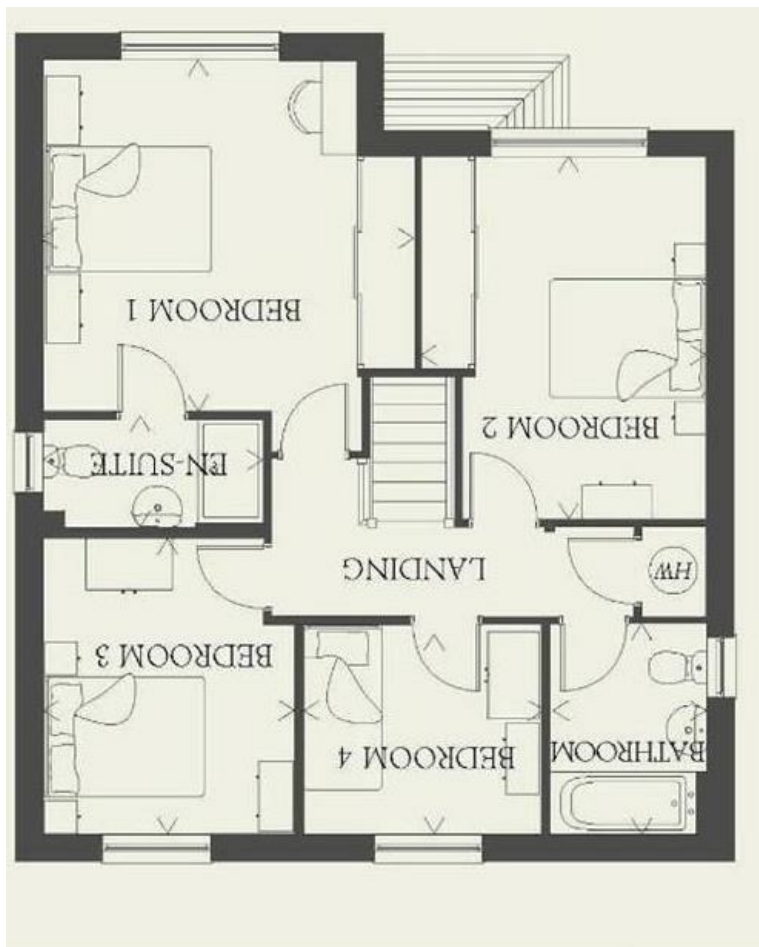
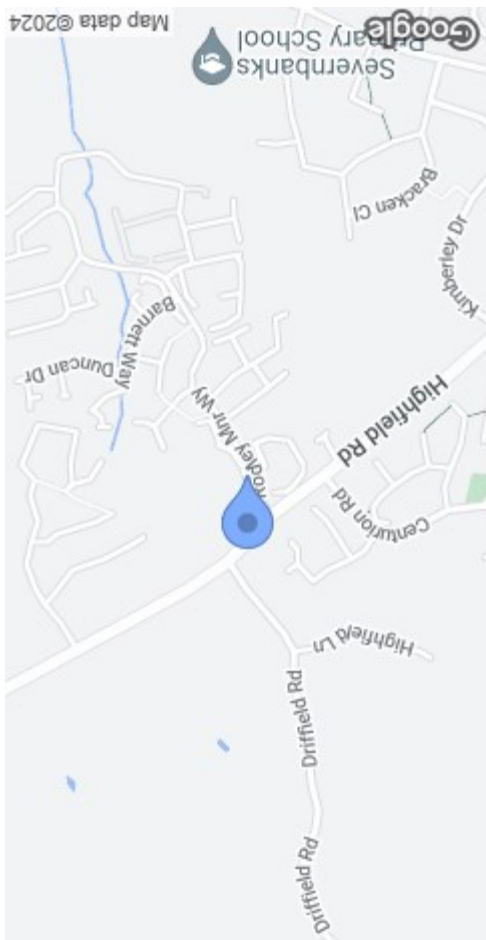




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-70)



16 Wintour Drive  
 Lydney GL15 5FA

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£387,000**

A STUNNING FOUR BEDROOM FORMER REDROW SITE SHOWHOME HAVING A SPACIOUS AND AIRY FEEL THROUGHOUT, WITH 7 YEARS NHBC GUARANTEE REMAINING, FOUR VERY GOOD SIZE BEDROOMS, A STUNNING OPEN PLAN KITCHEN/DINER WITH A BEAUTIFUL REAR ASPECT ONTO THE GARDEN, GARAGE AND PARKING FOR SEVERAL CARS. THE PROPERTY IS ALSO BENEFITTING FROM NO ONWARD CHAIN.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



#### ENTRANCE HALLWAY

Karndean flooring, stairs to first floor, front aspect upvc double glazed window. Door into:

#### LOUNGE

16'2" x 11'10" (4.93 x 3.63)

Feature fireplace with inset gas fire, power points, TV point, front aspect upvc double glazed window.

#### KITCHEN/DINING ROOM

25'2" x 12'6" (7.68 x 3.82)

Range of fitted wall, base and drawer mounted units, integrated double oven, gas hob with extractor canopy over, integral dishwasher and fridge freezer, Karndean flooring, rear aspect upvc double glazed window. Upvc double glazed French doors lead out to the garden. built in storage cupboard?

#### UTILITY ROOM

5'11" x 5'10" (1.81 x 1.80)

Worktop space with a stainless steel sink and drainer unit. wall mounted gas central heating boiler, plumbing for washing machine and tumble dryer, Karndean flooring. Door leading out the driveway.

#### W.C

6'06" x 5'10" (1.98m x 1.78m)

Close coupled W.C, wash hand basin with mixer tap over, mirrored wall cabinet, Karndean flooring, front aspect upvc double glazed frosted window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

#### LANDING

Access to loft space. Door into:

#### BEDROOM 1

14'0" x 13'3" (4.29m x 4.06m)

Range of bespoke fitted wardrobes, power points, radiator, front aspect upvc double glazed window. Door into:

#### EN SUITE

8'04" x 4'01" (2.54m x 1.24m)

Close coupled W.C, wash hand basin with mixer tap over, shaver point, large walk in shower, heated towel rail, Karndean flooring, side aspect upvc double glazed frosted window.

#### BEDROOM 2

13'08" x 10'09" (4.17m x 3.28m)

Bespoke fitted wardrobes, radiator, power points, front aspect upvc double glazed window.

#### BEDROOM 3

11'01" x 9'06" (3.38m x 2.90m)

Radiator, power points, rear aspect upvc double glazed window.

#### BEDROOM 4

9'02" x 7'10" (2.79m x 2.39m)

Radiator, power points, rear aspect upvc double glazed window.

#### FAMILY BATHROOM

7'10" x 5'10" (2.39m x 1.78m)

Close coupled W.C, wash hand basin, airing cupboard housing the hot water cylinder, Karndean flooring, side aspect upvc double glazed frosted window.

#### OUTSIDE

There is parking for two vehicles on the drive, the detached garage is longer than standard length. The front garden is lawned and enclosed with established hedging. A gate from the drive gives access to the

securely fenced rear garden which is planted with low growing shrubs and small trees.

#### SERVICES

Mains water, mains drainage, mains electricity, mains gas.

#### WATER RATES

To be advised.

#### LOCAL AUTHORITY

Council Tax Band: E  
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.

#### DIRECTIONS

Upon entering the village of Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the new Redrow development, then take the first left into Wintour Drive where the property can be found after a short while on the right hand side via our for sale board.

#### PROPERTY SURVEYS

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

