



UPPER COMMON, AYLBURTON

Guide price **£425,000**



ARCHER & CO

THORNTON HOUSE

Upper Common, Aylburton Lydney, Gloucestershire GL15 6DJ



3 bed Detached property
Ideal for investors and developers.
Outbuilding

This property truly lends itself to being remodelled, extended and renovated into a dream home, subject to planning approval. The possibilities are endless, offering flexibility for various design options. Situated along a quiet lane in a desirable location with a level garden and a charming small stone outbuilding.

Upper Common is situated on the outskirts of the desirable village of Aylburton, in the Forest of Dean district of Gloucestershire, approximately two miles southwest of Lydney. Aylburton offers a charming local pub and a village hall, with a primary school just a short drive away in the neighbouring village of Alvington and a secondary in Chepstow or Lydney.

The nearby town of Chepstow is a bustling centre, offering diverse dining options, shopping venues, and sports facilities, catering to various interests and needs. The town's historic Chepstow Castle is a standout feature, offering a picturesque and culturally rich backdrop that highlights the area's deep-rooted history.

Positioned as a gateway to major motorways like the M48 and M4, Chepstow is exceptionally well-connected, providing easy access to nearby cities such as Bristol, Newport, and Cardiff. The presence of a mainline train station further enhances its connectivity, making commuting and travelling convenient for both residents and visitors. Overall, Chepstow is a town that balances historical charm with modern living, making it an attractive location for both residents and tourists.

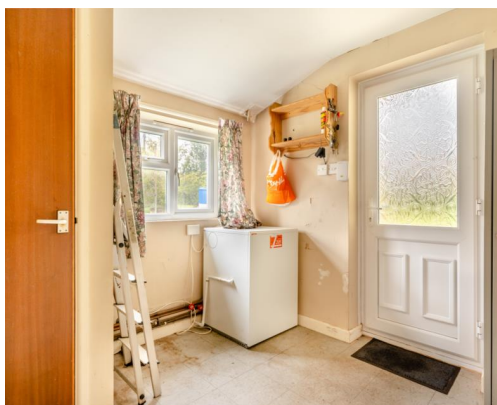


Guide price
£425,000



KEY FEATURES

- Detached 3-bed characterful property
- Desirable location of Aylburton Common.
- Great opportunity to extend subject to planning
- Level garden with orchard
- Ideal for investors and developers



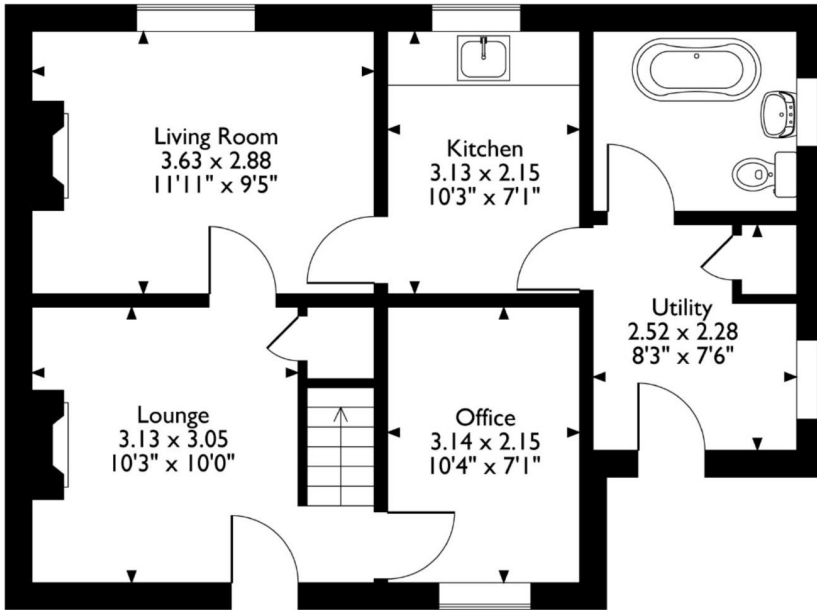
STEP INSIDE



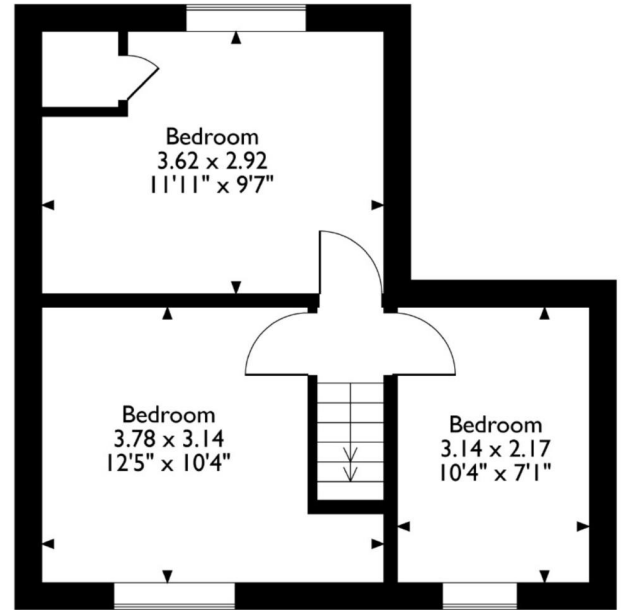
This is a developer's dream, offering the opportunity to secure a charming chocolate-box cottage and transform it into a stunning home.

With three reception rooms, three bedrooms, and an additional outbuilding just across the garden, the property provides ample flexibility. The layout can be easily redesigned to suit your needs, with the added benefit of a kitchen and a ground-floor bathroom, presenting endless possibilities for customisation.

Approximate Gross Internal Area 80 Sq M/861 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



As you walk up the garden path towards the front door, this cottage comes to life, revealing its sizable grounds and offering the chance to be adapted into a modern family home.

The garden is level and mainly laid to grass, featuring a stone outbuilding, all tucked away behind a mature natural hedge. The property also boasts several fruit trees, adding to its charm and character.

AGENTS NOTE:

A small section of the garden will remain with the current owner. Access has been discussed with the local highways authority, and a letter confirming this is held on file.

INFORMATION

Postcode: GL15 6DJ

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

From Chepstow take the A48 road towards Lydney, passing through Alvington and on into Aylburton. Take the left turn, in front of the The Cross' pubic house signposted upper common. Carry on along Chappel Hill for approximately 0.6 miles and take the left turning for Upper Common. Continue for approximately 0.13 miles and the property can be found on the left hand side. What3words: [///stumps.flamingo.cherub](https://www.what3words.com/stumps.flamingo.cherub)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.