



# WOOLASTON

Guide price **£995,000**



# LABURNUMS

Ring Fence, Woolaston, Lydney, Gloucestershire GL15 6NX



4 bed detached modern detached property  
Sought-after location on Ring Fence lane on the fringe of Woolaston village  
Beautiful landscaped gardens and grounds with open countryside views

This is a one-of-a-kind property, built approximately 10 years ago, featuring four generous bedrooms and constructed to a high specification, which is clearly evident. It includes garaging with a room above, offering versatile space. Situated in well-tended gardens that provide a wonderful outlook across the open countryside, this home boasts many unique features not typically found in modern builds. These bespoke details have been thoughtfully crafted to create a truly exceptional residence.

The popular village of Netherend/Woolaston is a charming community that offers a host of amenities, including a village shop, primary school, playing fields, and local public houses, all complemented by picturesque countryside walks. Just approximately 4 miles away lies Lydney town, which provides a wider array of facilities, including diverse shops, bank, building society, and supermarkets. Lydney also features a sports centre, golf course, doctors' surgeries and both primary and secondary schools, ensuring everything you need is within easy reach.

Beyond Lydney, the Forest of Dean offers an abundance of woodland and river walks, ideal for nature enthusiasts. The area is conveniently located with easy access to the Severn crossings and the M4 motorway, providing smooth travel toward London, Bristol, and Cardiff. Additionally, the cities of Gloucester and Cheltenham are accessible for those looking to connect with the M5 and explore The Midlands.



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### KEY FEATURES

- 4-bedroom modern executive detached property
- Positioned in a Private location with electric gates, sweeping driveway.
- Off-road parking for several vehicles and double garage
- Sought-after location on Ring Fence Lane on the fringe of Woolaston.
- Beautiful landscaped gardens and grounds



# STEP INSIDE



This stunning property offers a welcoming and luminous entrance hall featuring sweeping light oak stairs with twisted spindles - a striking centrepiece.

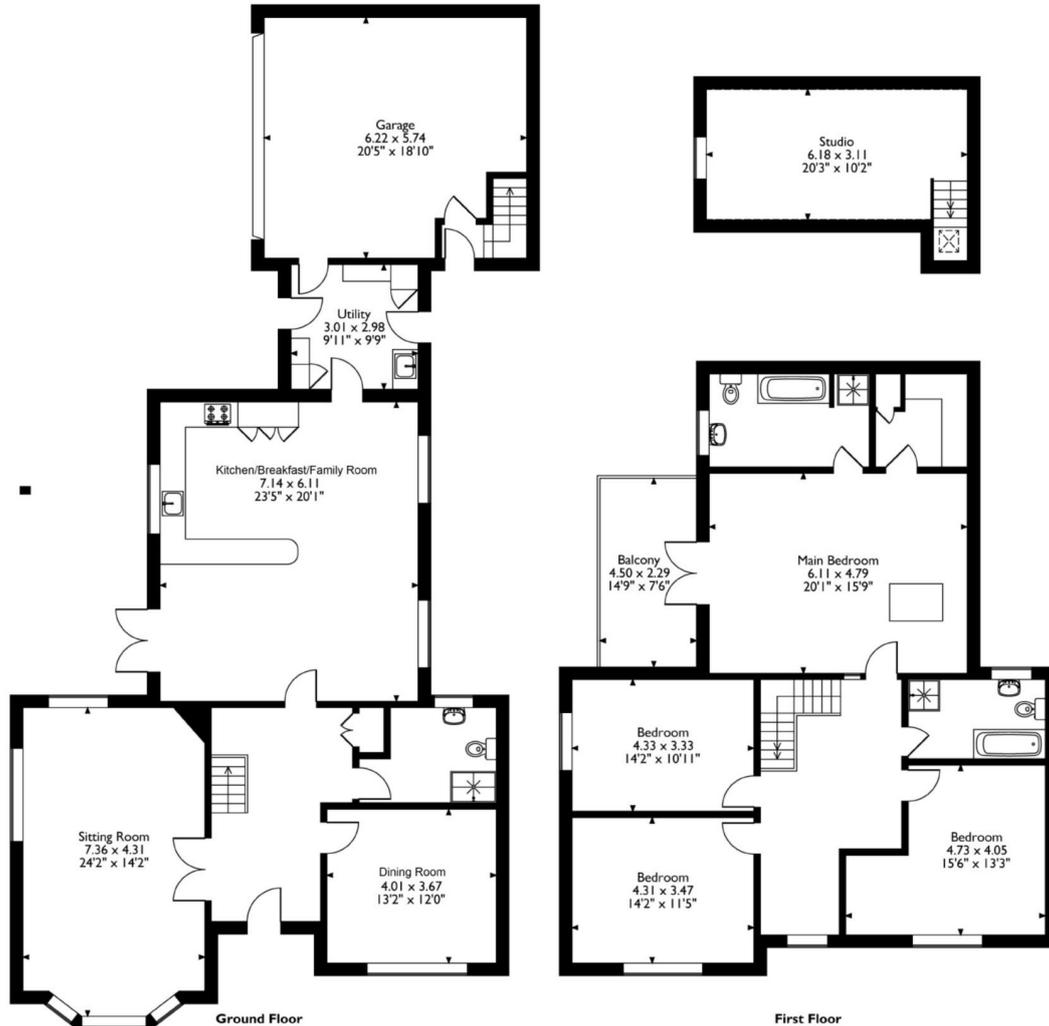
To the left, the lounge benefits from triple-aspect windows, providing delightful views from three directions. The room is complemented by a charming wood-burning stove in the corner, creating a cosy ambience.

The home includes three sizeable reception rooms, along with a stylish downstairs wet room fully tiled in elegant travertine from wall to ceiling, adding to the home's luxurious feel.

The large, lovely family kitchen opens out onto the diner, which is the heart of this home, with ample worktop space, high-quality wooden cabinetry, and fitted appliances, making it perfect for family living. The open-plan design connects seamlessly to the dining area and provides access to the outside patio seating area - ideal for outdoor entertaining.

Adjacent to the kitchen, there's a practical utility room, a rear entrance, and internal access to the double garage and the room above accessed via internal stairs, offering excellent functionality and opportunity for dual-family living if required. Subject to consents.

Approximate Gross Internal Area  
 Main House = 276 Sq M/2971 Sq Ft  
 OutBuilding = 20 Sq M/215 Sq Ft  
 Total = 296 Sq M/3186 Sq Ft



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.

Ascending from the main hall to the first floor, you'll find generously proportioned rooms.

The principal bedroom features a vaulted ceiling, a spacious walk-in wardrobe and an en-suite bathroom. French doors open onto a balcony and seating area, perfect for relaxing and enjoying the views.

The property comprises four double bedrooms and a wonderful family bathroom fitted with a white suite and travertine tiles, completing this exceptional family home.

# STEP OUTSIDE



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## INFORMATION

Postcode: GL15 6NX

Tenure: Freehold

Tax Band: G

Heating: LPG

Drainage: Private

EPC: D





## DIRECTIONS

Take the A48 from Chepstow heading towards Lydney. After approximately 6 miles, turn left at the signposted 'Netherend'. Continue through the village of Netherend, and once in the village centre, pass the village shop. Proceed for about half a mile, passing the fork in the road on the right at Spout Hill. Stay on the main road, taking the left lane, and continue straight. Then, take the second turning on the left into Ring Fence Lane, excluding the private drive to a property on the left. The property will be directly in front of you as the lane bends to the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.