



WOOLASTON

Guide price **£735,000**



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CORNER COTTAGE

Woodside, Woolaston, Lydney, Gloucestershire GL15 6PA



3-bed detached country cottage
Detached double garage with room over
0.31 approx of an acre with a vegetable garden

Discover the charm of this lovely cottage, which boasts well-appointed, versatile outbuildings including a detached double garage - perfect for storage or hobbies. The property features a spacious gravel driveway that provides ample parking and leads conveniently to the rear entrance.

The charming village of Netherend/Woolaston offers a warm and welcoming community with a range of amenities, including a village shop, primary school, playing fields, and inviting public houses. Enjoy leisurely countryside walks right on your doorstep, making it an ideal setting for outdoor enthusiasts.

Just approximately 4 miles away, Lydney town provides a broader selection of facilities such as diverse shops, banks, building societies, supermarkets, a sports centre, golf course, hospital, doctors' surgeries, and both primary and secondary schools - ensuring all your everyday needs are easily met.

Beyond Lydney, the stunning Forest of Dean beckons with its abundant woodland and river walks, perfect for exploring nature. The area benefits from excellent transport links, with quick access to the Severn crossings and the M4 motorway, facilitating smooth journeys to London, Bristol, and Cardiff.



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KEY FEATURES

- 3-bed detached country cottage
- Situated on the fringe of Woolaston
- Private garden in approx. 0.31 of an acre
- Modern family bathroom
- Great family kitchen/diner



STEP INSIDE

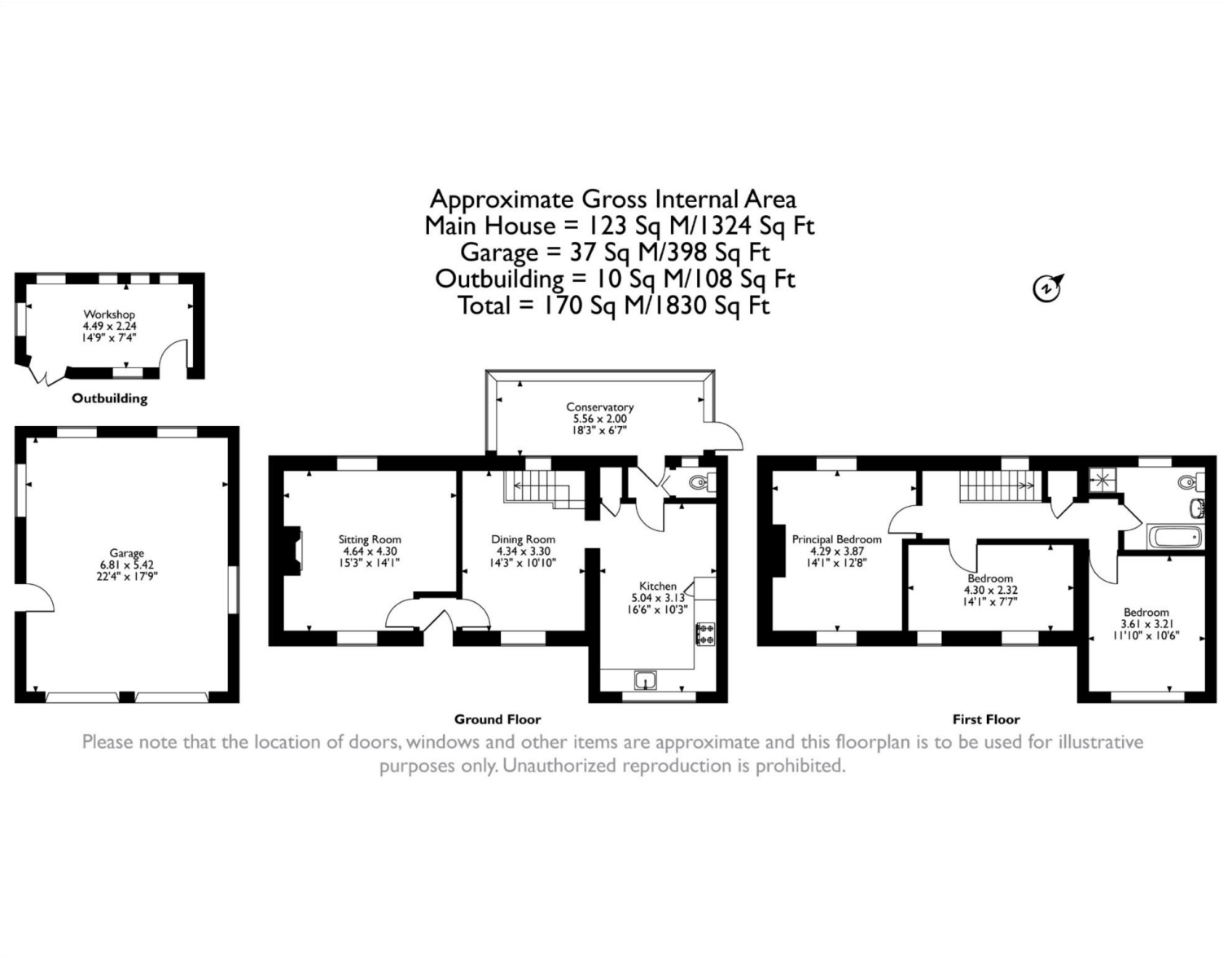


As you step inside through the solid front door, you are greeted by a welcoming lounge to the left, featuring a charming wood burner stove and exposed beams that add an abundance of character. The space has been thoughtfully renovated, blending traditional charm with modern comfort.

The hall leads through to the formal dining room, which is illuminated by natural light and features light open-tread stairs that ascend to the first floor.

Just off the dining room is a sizable kitchen, offering plenty of space for a kitchen table or even a small island. The kitchen includes a pantry for additional storage, providing practicality and convenience.

From the kitchen, you can access the conservatory, which allows an abundance of natural light to flood the space, creating a bright and airy environment perfect for relaxing or entertaining.



Ascending to the first floor, you'll notice that the three bedrooms are generously proportioned, offering comfortable and versatile living spaces.

The family bathroom has been updated recently and is fitted with a crisp white suite complemented by modern, trend-setting tiling, providing a stylish and functional space for everyday use.

STEP OUTSIDE



The highlight of this country retreat is its spectacular landscaped gardens, beautifully adorned with vibrant flower beds, mature shrubs, and raised borders, creating a picturesque outdoor haven perfect for relaxation and entertaining around the pond. An added bonus is the active vegetable plot and greenhouse, providing an ideal space for gardening enthusiasts to grow their own produce and fully enjoy outdoor living at its best.

Completing the property is a large double garage with a room above, offering versatile space for hobbies or additional storage. The garage also features a convenient workshop area, making it an ideal retreat for DIY projects or a peaceful workspace amidst the tranquil countryside setting.

INFORMATION

Postcode: GL15 6PA
Tenure: Freehold
Tax Band: G
Heating: Gas LPG
Drainage: Private
EPC: F





DIRECTIONS

Take the A48 from Chepstow towards Lydney. After approximately 6 miles turn left signposted 'Netherend'. Proceed through the village of Netherend and once in the village centre proceed pass turn left at the village shop and proceed for about 0.5 of a mile pass the first turning right stay on the lane and once out of the village the property is on the right on the corner



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	29	56
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.