



Alderbrook
Lower Common | Aylburton | Lydney | Gloucestershire | GL15 6DU

INTRODUCTION

Alderbrook

Beautifully extended and fully modernised, this exceptional five-bedroom family home offers open-plan living at its best, three shower rooms and a superb principal suite with dressing room, en-suite and balcony. Set within three-quarters of an acre of grounds bordered by a stream, with a double garage, ample parking and a versatile summerhouse/office, it combines space, style and versatility in a peaceful setting.

LOCATION AND SITUATION

The Forest of Dean in west Gloucestershire is a captivating mix of ancient woodlands, rolling hills, and scenic riversides, offering abundant outdoor and cultural attractions. Visitors can enjoy walking and cycling trails, including the famous Sculpture Trail, explore the historic Dean Heritage Centre, or wander through Puzzlewood, a woodland that has inspired films and TV. Art and craft lovers can visit Taurus Crafts, while swimmers can enjoy Bathurst Pool. Wildlife enthusiasts can spot deer and birds, while charming villages, local pubs, and seasonal events add to the Forest's vibrant atmosphere.

Aylburton is a charming village in the Forest of Dean, ideally positioned along the A48 between Lydney and Chepstow, giving easy access to Gloucester and the wider region via the M48 and M5. The village is home to Aylburton Church of England Primary School, providing local schooling with a strong community feel. Residents can enjoy two welcoming pubs, The Cross Inn and The George Inn, perfect for a relaxed meal or a drink with friends. For everyday shopping and services, Lydney is just a short drive away, while the surrounding countryside offers plenty of walking and leisure opportunities. The nearest train stations are Lydney and Chepstow, providing connections to Gloucester, Cardiff, and beyond, making Aylburton both a peaceful retreat and a well-connected base.

STEP INSIDE

Alderbrook, once a modest dormer bungalow, is now unrecognisable, having been transformed into a stylish family home that ticks all the boxes for open-plan living, modern luxury and everyday practicality. Buyers will feel reassured by the extensive upgrades, including a new roof, new boiler, new windows throughout, and, under the current owners, an impressive two-storey extension. This addition has created a magnificent open-plan kitchen, dining and sitting area at the heart of the home.

Real wood flooring leads through to a beautifully designed kitchen featuring a central island with under-counter lighting, creating a warm and inviting ambience in the evenings. Integral appliances are seamlessly fitted within the cabinetry, including two Neff slide-and-hide ovens, a dishwasher, wine cooler and induction hob. Quartz worktops adorn the surfaces, complemented by a copper-finish tap that ties the scheme together.

The dining area offers generous space for a large table, positioned in front of bi-fold doors on two sides, perfectly linking the indoors with the garden during the summer months. The sitting area, open plan yet naturally zoned by an archway, also features bi-fold doors opening onto the garden, along with a modern gas stove that brings cosiness and warmth during the winter. Anthracite grey radiators match the frames of the windows and doors, adding a contemporary touch.

Just off the kitchen is a generous utility room with ample storage for coats, wellington boots and everyday essentials, as well as additional wall cupboards. It also provides a great space for pets to dry off after muddy winter walks.

The owners have created a designated ground-floor bedroom with a modern shower room across the hallway, allowing for complete single-level living if desired. A further room on this floor offers flexibility, ideal as an additional bedroom, office or, as currently used, a children's playroom.

Upstairs, the home offers three double bedrooms and a single. The principal suite is a standout feature, with floor-to-ceiling windows that flood the space with natural light, a gorgeous en-suite shower room, a dressing room, and French doors opening onto a balcony overlooking the gardens. A modern Jack and Jill shower room serves the two remaining double bedrooms and the single bedroom, currently used as a home office.



















STEP OUTSIDE

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Electric gates open onto a driveway with parking, a double garage with an electric door and a turning circle. An electric car charger is available. The grounds surround the property are quiet and private and amounting to approximately 0.77 of an acre, and are gorgeous lawns for children to play and fully fenced in for children or animals. At the edge of the land is a stable and tractor storage shed. There are gates in the boundary fence as the current owners are renting the adjacent land and woodland from the neighbouring farmer.

Summer house currently used as a home office with fully sliding doors on two sides connecting it to outside during the summer months. Would make a great yoga studio, artist studio, workshop, hobby space.

AGENTS NOTE

We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

DIRECTIONS W3W

Remaking.monkey.diagram







▼ Ground Floor

TOTAL AREA: 1869.31 sq ft



▼ 1st Floor

TOTAL AREA: 1119.81 sq ft



This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

▼ Outbuilding

TOTAL AREA: 158.65 sq ft



Council Tax Band: D
Tenure: Freehold



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