



Pine Tree Way, Viney Hill GL15 4NT | £399,999  
4 Bedroom Detached Cottage



## Features:

- CHARACTER STONE COTTAGE
- LARGE GARDEN
- 4 DOUBLE BEDROOMS
- OFF ROAD PARKING
- LARGE GARAGE WITH INSPECTION PIT
- OIL CENTRAL HEATING

Four Bedroom Character Stone Cottage, Pine Tree Way, Viney Hill. Entrance hall with slate tiled floor, original stone feature wall, doors to lounge, dining room, cloakroom and kitchen, stairs to first floor landing. Cloakroom - slate tiled floor, wash hand basin, WC, plumbing for automatic washing machine. Kitchen - tiles slate floor, wall and base units, drawer storage, space for larder fridge/freezer, original stone recess house large electric cooker, single stainless steel sink and drainer, mixer taps, space and plumbing for dishwasher, window to front, stable style door leading to front of the cottage. From kitchen archway leading into the snug - slate tiled floor, window to front, fireplace with log burner, stone hearth and stone mantle. Lounge with solid wood floorboards, window to front, french doors leading onto patio and rear garden, an attractive cast iron fire surround with open fire, tiled hearth. From lounge, opening through to dining room - solid wood floorboards, window to rear and side built-in storage cupboard.

From Hallway: stairs to first floor landing. Landing with built-in cupboard, loft access, window to rear. Bedroom one with solid wood floorboards, 2 x windows overlooking rear garden, feature wooden beams. Bedroom two with solid wood floorboards, window to front, loft access. Bedroom three with solid wood floorboards, window to front, built-in storage cupboard. Bedroom four with solid wood floorboards, window to rear. Family bathroom with solid wood floorboards, wash hand basin with storage below, bath with tiled splash-backs, shower cubicle fully tiled (mains fed shower), obscure glass window to side.

Outside: Double entrance gate and single pedestrian gate, driveway providing off road parking, detached garage with up-and-over doors one to the front and one to the rear, the garage also has an inspection pit, power and lighting. Pedestrian gate to the side of the cottage leading to the rear garden. Rear garden being laid to lawn, shrubs and flowers, storage shed and patio. Oil Central Heating.

Viney Hill lends itself to a Public House, Lovely Historic Church, Football Club, and many Woodland Walks & Cycle Tracks close by. In the next village (Yorkley) there are more Public Houses and Convenience Stores with Post Office & Doctors Surgery. This property is located within 5 Minutes Drive to the main A48, with easy commuting distance of Gloucester, Cheltenham the M5 & M4, also, Bristol, Newport & Cardiff etc.





## **STORM PORCH**

## **ENTRANCE HALL**

8' 5" x 13' 6 Max" (2.57m x 4.11m)

## **DOWNSTAIRS WC**

## **KITCHEN/BREAKFAST ROOM**

11' 8" x 12' 2" (3.56 max x 3.71m)

## **SNUG**

9' 11" x 11' 10" (3.02m x 3.61m)

## **DINING ROOM**

13' 5" x 13' 9" (4.09m x 4.19m)

## **LOUNGE**

12' 8" x 16' 5" (3.86m x 5m)

## **FROM HALLWAY - STAIRS TO FIRST FLOOR LANDING**

## **LANDING WITH STORAGE CUPBOARD**

8' 4" x 13' 7" (2.54m x 4.14m)

## **BATHROOM**

6' 0" x 10' 0" (1.83m x 3.05m)

## **BEDROOM ONE**

12' 8" x 16' 6" (3.86m x 5.03m)

## **BEDROOM TWO**

9' 10" x 12' 1" (3m x 3.68m)

## **BEDROOM THREE**

9' 1" x 9' 10" (2.77m x 3m)

## **BEDROOM FOUR**

12' 1" x 8' (3.68m x 2.44m)

## **GARAGE WITH INSPECTION PIT**

11' 6" x 32' 4" (3.51m x 9.86m)

## **EPC: E**

**Council Tax Band: D**

**Tenure: Freehold**

For more information on Pine Tree Way or to arrange a viewing, please call the Lydney Office on 01594 368202







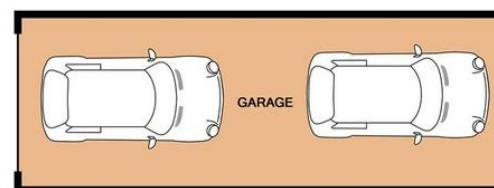
1ST FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(73.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1172 SQ.FT.  
(108.9 SQ.M.)  
PINE TREE WAY, VINEY HILL, GL15 4NT  
TOTAL APPROX. FLOOR AREA 1957 SQ.FT. (181.8 SQ.M.)



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For general guidance only and not to scale. Room contents shown are for illustrative purposes only.  
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