



R B WALTERS  
ESTATE AGENTS



*Sylvan View, High Street, Lydney,  
Gloucestershire, GL15 6EH*

£425,000

Positioned within a substantial corner plot with good size gardens, plenty of parking and multiple workshops of various sizes this property also provides the opportunity for ground floor living courtesy of two of the double bedrooms and a bathroom.

This spacious detached chalet bungalow has a wealth of accommodation with a large lounge, good size separate dining room, four double bedrooms, two bathrooms, utility room and cloakroom. With one of the bathrooms and two of the bedrooms on the ground floor the opportunity is there for multi generational living whilst the exceptional outside space is ideal for those who wish to run a small business from home or need the space for hobbies and crafts as there are no fewer than four workshops of various sizes with interconnecting doors.

Situated just a 5-minute walk from the forest itself where you will find an abundance of pathways and cycle tracks the village of Bream has a real community spirit with two local pubs, variety of shops and convenience stores and everyday essentials as well as multiple sporting clubs.

## Services

Mains Gas, Central Heating, Electric, Mains Water (not metered), Mains Drainage, Fibre Broadband to the Cabinet Available

### Entrance Hall

16' 4" x 9' 3" (4.97m x 2.82m)

### Lounge

18' 10" x 13' 9" (5.74m x 4.19m)

### Dining Room

14' 9" x 14' 7" (4.49m x 4.44m)

### Kitchen/Breakfast Room

13' 4" x 11' 11" (4.06m x 3.63m)

### Utility Room

18' 5" x 10' 1" (5.61m x 3.07m)

### Cloakroom

4' 5" x 2' 10" (1.35m x 0.86m)

### Bedroom

14' 11" x 12' 8" (4.54m x 3.86m)

### Bedroom

11' 7" x 10' 0" (3.53m x 3.05m)





### Bathroom

11' 9" x 6' 1" (3.58m x 1.85m)

### First Floor Landing

### Bedroom

14' 7" x 12' 9" (4.44m x 3.88m)

### Bedroom

13' 3" x 12' 11" (4.04m x 3.93m)

### Shower Room

3' 9" x 3' 9" (1.14m x 1.14m)

### Separate WC

3' 8" x 2' 0" (1.12m x 0.61m)

### Outside

### Ample Driveway Parking



### Large Garden

### Workshop 1

12' 6" x 9' 0" (3.81m x 2.74m)

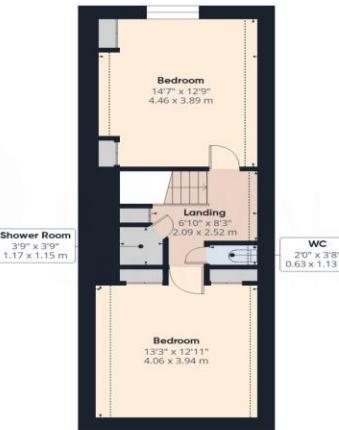
### Workshop 2

11' 10" x 7' 6" (3.60m x 2.28m)

### Workshop 3

17' 8" x 12' 4" (5.38m x 3.76m)




**Ground Floor** Building 1

**Floor 1** Building 1

**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2399 ft<sup>2</sup>  
223 m<sup>2</sup>
**Reduced headroom**

67 ft<sup>2</sup>  
6.2 m<sup>2</sup>
<sup>(1)</sup> Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**