



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

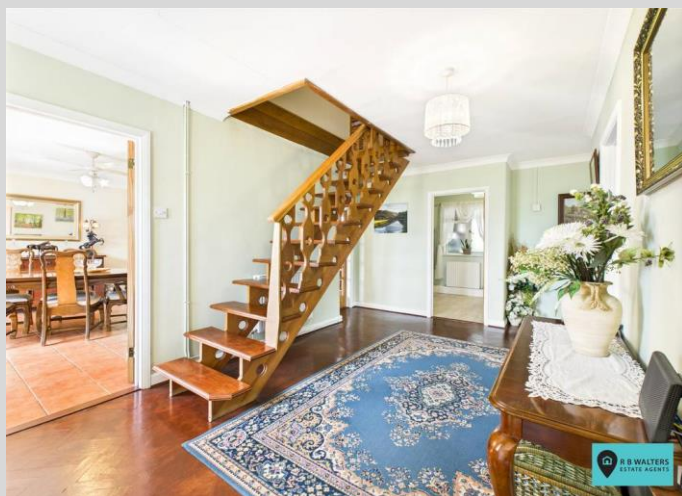
4' 5" x 2' 10" (1.35m x 0.86m)

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

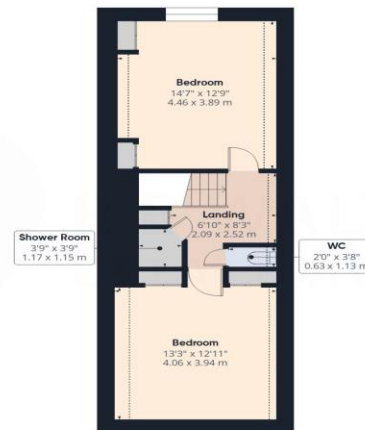
11' 10" x 7' 6" (3.60m x 2.28m)

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⁽¹⁾

2399 ft²
223 m²

Reduced headroom

67 ft²
6.2 m²

(1) 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

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersstateagents.co.uk