

H & H

HOUSE & HOME
PROPERTY AGENTS



Hengoed Park Corner Road

Pillowell, Lydney, GL15 4QU

No onward chain £620,000



4



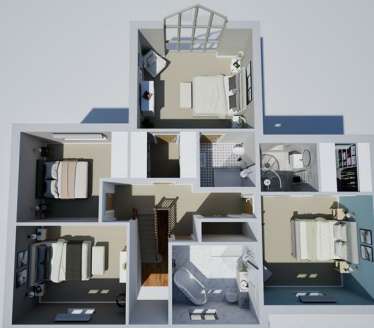
3



2



Hengoed Close, is a select development consisting of four luxurious detached executive homes which are currently under construction. Plot three will feature a spacious reception hall leading to an impressive open plan kitchen and dining area with bi-fold doors opening onto the rear garden



Description

Hengoed Close, is a select development consisting of four luxurious detached executive homes which are currently under construction. Plot one will feature a spacious reception hall leading to an impressive open plan kitchen and dining area with bi-fold doors opening onto the rear garden. Additionally, there will be a separate utility room with access to an integral garage, a cosy living room, a study, and a convenient ground floor W.C.

Moving up the stairs from the reception hall, you will find a full height landing illuminated by a roof window allowing natural light to flood the area. The landing leads to four generous double bedrooms and a family bathroom. The primary bedroom and guest bedroom two will each have walk-in wardrobes and en-suite shower rooms. The primary bedroom will also include a vaulted ceiling and a striking floor-to-ceiling window offering breath taking views of the surrounding countryside.

The homes will be equipped with an air source heat pump, solar panels with battery backup and storage, providing underfloor heating on the ground floor, radiators on the first floor, and hot water throughout. Additionally, the integral garage will feature a fast charging EV point and a driveway for convenience.

Pillowell is a small, friendly village set between Whitecroft and Yorkley. It was designated a conservation area in September 1999. The village benefits from a small primary school, a 19th century Methodist Chapel, Village Hall and Recreation Ground. Nestled on the edge of the Forest of Dean there are plenty walks and outdoor activities in the nearby areas. Lydney is some 8-10 minutes drive away has many local and national stores, plus bars cafes and restaurants.

Lydney is well serviced with bus and rail links as well as road networks bringing the larger towns and cities within commuting distance.

Reception Hall

Kitchen Dining Room

Utility Room

Living Room

Study

Ground Floor W.C.

First Floor Stairs and Landing

Primary Bedroom Suite

En-Suite Shower Room

Walk in Wardrobe

Bedroom Three

Bedroom Four

Bathroom

Garden

Garage and Driveway

Tenure - Freehold

Council Tax Band - TBC

Directions

From Whitecroft proceed into Pillowell and take the sharp right hand turn into Corner Road. Continue to the end of the road where you find Hengoed Park.

Material Information

We are informed the property is standard construction.

Mains Electricity. Mains Water. Mains Drainage. Air source heat pump. Solar panels. Battery back up. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.

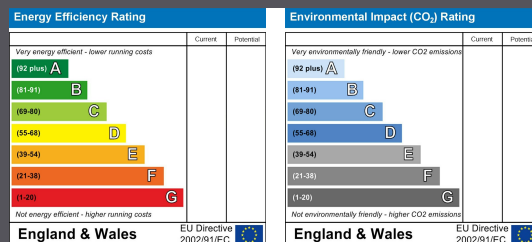
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Court, Chepstow, Monmouthshire, NP16 5UH

Tel: 01291 418418 Email: info@houseandhomesales.co.uk www.houseandhomesales.co.uk