



Kingfisher Cottage  
Millbrook Green | Aylburton | Lydney | Gloucestershire | GL15 6BY

# INTRODUCTION

## Kingfisher Cottage

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A beautiful, one-of-a-kind home set back from the heart of Aylburton village, within walking distance of all amenities including the school and the village pub. With three bedrooms, two bathrooms, and generous living spaces, it offers a wonderful family home, plus a first-floor office above the garage and a wraparound garden. The property is set above the Stockwell Brook, with a wraparound garden that provides a private, enclosed outdoor space.

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

Built in 2003 to an individual, one-off design, this charming home takes its name, Kingfisher Cottage, from the visits of a kingfisher that became a regular companion during its construction and beyond. Approached via an idyllic bridge over Stockwell Brook, it makes a wonderfully romantic first impression.

This sense of individuality continues inside, where a spacious entrance hall features colourful glazing, thoughtfully positioned to draw in natural light while forming an eye-catching focal point. The layout flows seamlessly into a bespoke kitchen at the heart of the home, centred around an oil-fired Aga, with an additional integral oven and hob. A double Belfast sink sits beneath the window, while a breakfast bar provides a natural divide to a relaxed family area, with a partially open-plan dining space beyond.

The main sitting room is particularly impressive, with a substantial fireplace creating a superb focal point, complete with a wood-burning stove that provides a cosy atmosphere during the colder months. Dual-aspect windows allow for an abundance of natural light, further enhancing the feeling of space.

A second entrance, used daily by the current owners, leads directly into a practical boot room and utility, with an internal door into the garage. From the garage there is access out to the rear garden. A staircase from the garage rises to a highly versatile room above, ideal as a home office, hobby room, playroom or occasional guest space, with feature glazed walls ensuring a light and airy feel.

An oak staircase from the main entrance hall, leads to a mezzanine landing with space for a chandelier, giving access to three well-proportioned bedrooms. The principal bedroom benefits from ample fitted wardrobe space and a well-appointed en-suite, while the remaining two bedrooms also feature fitted wardrobes and are served by the family bathroom. The property is very well proportioned, with each room offering a pleasing sense of space.









# STEP OUTSIDE

## Kingfisher Cottage

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Outside, the property is approached via an idyllic bridge over Stockwell Brook, leading to an off-road parking area with space for several vehicles. We are told the brook attracts an abundance of wildlife.

Adjacent to the parking area is the garage, which is currently unsuitable for a car due to an internal staircase installed by the previous owners to access the first-floor office. The space remains generous, however, offering ample storage and potential for a workshop.

The garden wraps around the rear of the property and features a circular al fresco dining area, an additional patio for relaxing, a small lawn, and a further seating area at the front beside the apple and cherry trees. The walled garden provides a sense of privacy from neighbouring properties, creating a fantastic low maintenance enclosed outdoor space.

### **AGENTS NOTE:**

There is an agreement in place for the shared maintenance costs between the three properties that use the bridge and main driveway.

### **DIRECTIONS W3W**

Speeches.telephone.ballroom



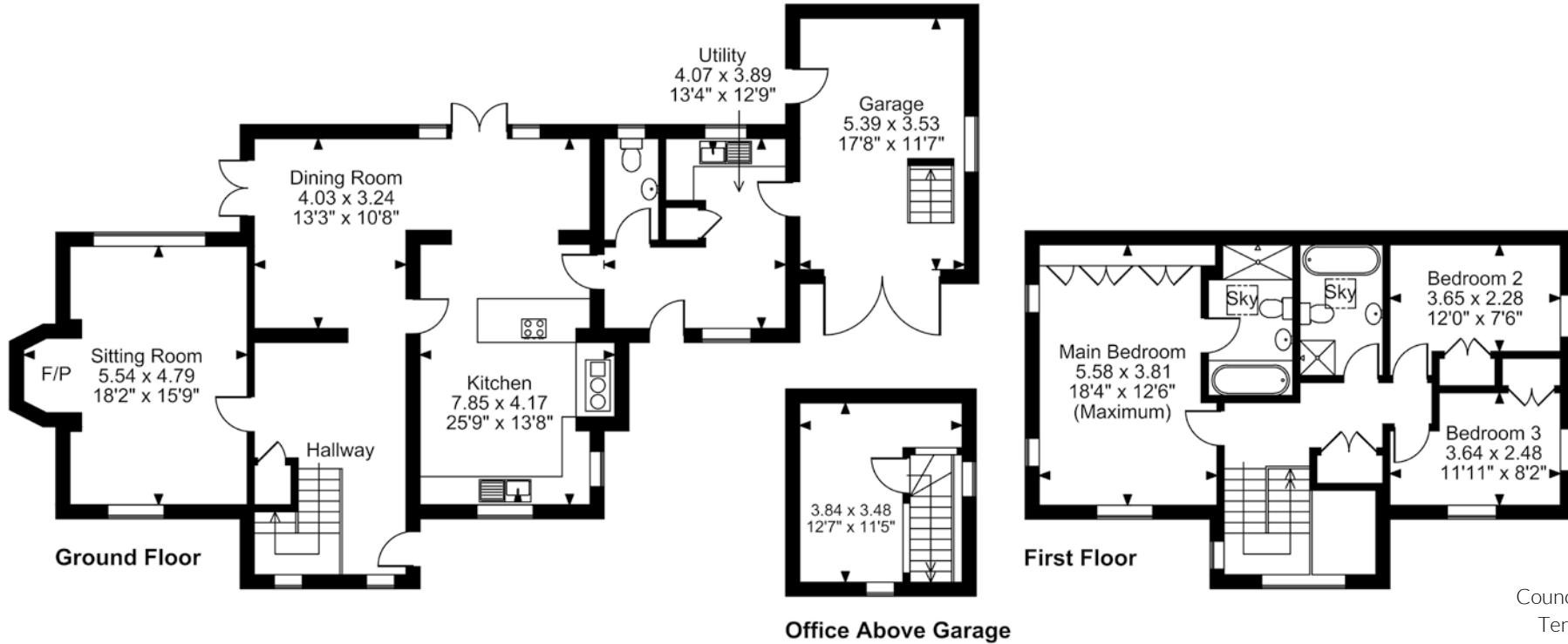
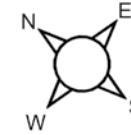
**Kingfisher Cottage, Millbrook Green, Aylburton, Lydney**

**Approximate Gross Internal Area**

**Main House = 1765 Sq Ft/164 Sq M**

**Garage = 330 Sq Ft/31 Sq M**

**Total = 2095 Sq Ft/195 Sq M**

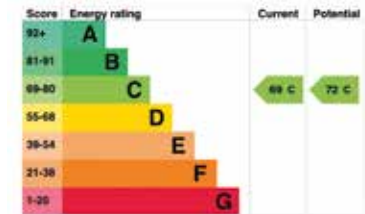


Council Tax Band: E  
Tenure: Freehold

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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