Windyridge Holly Tree Place
Lydney GL15 4LQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £699,950

A SUBSTANTIAL AND VERSATILE FIVE BEDROOM DETACHED FAMILY HOME, offering EXTENSIVE LIVING ACCOMMODATION THROUGHOUT, including a STUNNING OPEN PLAN KITCHEN/DINING SPACE, multiple reception areas and BEAUTIFULLY LANDSCAPED 0.28 ACRE PLOT, all situated in a QUIET AND PRIVATE POSITION in the sought after area of Lower Oldcroft.

Oldcroft is a small and sought-after hamlet nestled on the edge of the Forest of Dean, offering a peaceful semi-rural setting whilst remaining conveniently close to local amenities. The nearby village of Yorkley provides everyday facilities to include, doctors, pharmacy, shops, post-office, pub and a primary school, with the popular town of Lydney approximately 4 miles away.

Lydney offers a wide range of amenities including supermarkets, independent shops, cafés, a post office, health centre and local hospital, along with a leisure centre and excellent transport links via the A48 and mainline railway station.

The area is particularly well regarded for its access to beautiful woodland walks and outdoor pursuits, making it ideal for those seeking a balance of countryside living with practical convenience.

A good selection of schools are available within the area, including The Dean Academy, along with a number of well-regarded primary schools.

LOCATION

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ENTRANCE HALLWAY

13'08 x 4'00 (4.17m x 1.22m)

Accessed via part double glazed uPVC door. Stone tiled flooring, radiator, power points and double glazed uPVC window. Access to loft space and doors leading to lounge, kitchen and rear hallway.

LOUNGE

26'00 x 14'06 (7.92m x 4.42m)

A fantastic, spacious reception room featuring a beautiful stone fireplace with inset log burning stove and granite hearth. Multiple power points, television point, two to three double glazed uPVC windows and sliding patio doors leading out to the garden.

REAR HALLWAY

4'03 x 3'11 (1.30m x 1.19m)

Providing access to the wet room, stairs to first floor and opening through to the kitchen.

WET ROOM

9'09 x 6'00 approx (2.97m x 1.83m approx)

Fitted with a modern white suite including level access shower with mains shower, WC and vanity wash hand basin. Stone tiled flooring, fully tiled walls, heated towel rail and frosted double glazed uPVC window. Door to useful understairs storage cupboard.

KITCHEN/DINING ROOM
29'00 x 11'03 (8.84m x 3.43m)
A superb open plan space fitted with a range of cream gloss base and wall mounted units with granite worktops and one and a half bowl sink unit with mixer tap. Space for range cooker, integrated Bosch dishwasher and space for appliances. Part tiled walls and power points. Ample space for large dining table and chairs with front aspect double glazed uPVC window. Opening to:

UTILITY ROOM
11'00 x 7'02 (3.35m x 2.18m)
Continuation of matching units with granite worktops, space for American style fridge freezer and plumbing for washing machine. Stone tiled flooring, shelving, part tiled walls and side aspect double glazed uPVC window.

DINING ROOM
11'04 x 11'07 (3.45m x 3.53m)
Featuring stone flooring and a feature fireplace with inset gas stove. Large storage cupboard and opening through to:

CONSERVATORY
18'05 x 13'04 (5.61m x 4.06m)
Added in 2023 with insulated roof, creating a fantastic year-round living space. Stone tiled flooring, power points, double glazed uPVC windows and doors leading out to the garden.

FIRST FLOOR LANDING
Access to all bedrooms and family bathroom. Radiator, power points and double glazed uPVC window.

BEDROOM ONE
14'03 x 10'04 (4.34m x 3.15m)
Spacious double bedroom with built in wardrobes, radiator, power points and double glazed uPVC window. Door to:

EN-SUITE
10'00 x 4'03 (3.05m x 1.30m)
Comprising walk-in shower with mains shower, WC and vanity wash hand basin with storage. Fully tiled walls and flooring, heated towel rail and frosted double glazed uPVC window.

BEDROOM TWO
13'09 x 11'03 (4.19m x 3.43m)
Double bedroom with oak flooring, radiator, power points and double glazed uPVC window. Access to loft space.

BEDROOM THREE
10'10 x 10'00 (3.30m x 3.05m)
Double bedroom with radiator, power points and double glazed uPVC window. Built in storage cupboard housing solar panel inverter.

BEDROOM FOUR
11'00 x 7'03 (3.35m x 2.21m)
With oak flooring, radiator, power points, storage cupboard and double glazed uPVC window.

BEDROOM FIVE/ OFFICE
11'03 x 6'06 (3.43m x 1.98m)
Currently utilised as a home office with fitted desks, electric radiator, power points and access to eaves storage. Could also serve as a single bedroom.

FAMILY BATHROOM
8'00 x 5'09 (2.44m x 1.75m)
Comprising panelled bath with mains shower over, WC and vanity wash hand basin with storage. Fully tiled walls and flooring, heated towel rail and frosted double glazed uPVC window.

OUTSIDE
To the front, a block paved driveway provides off road parking for multiple vehicles and leads to the garage.

GARAGE
18'04 x 9'02 (5.59m x 2.79m)
Accessed via an up and over door, with power and lighting, along with a personal door to the rear.

GARDENS
The gardens wrap around three sides of the property and are predominantly laid to lawn with a variety of mature flower and shrub borders.

There are multiple seating areas including a lovely patio accessed from both the lounge and conservatory, creating a perfect space for entertaining. To the rear of the plot, there is a productive garden area with raised beds, a large greenhouse and wooden shed.

The gardens enjoy a south facing aspect and offer a peaceful, private setting and a real sense of tranquillity.

SERVICES
Mains Gas, Electricity, Water and Drainage. Solar Panels (owned by the property and creating an annual income of approximately £2000)

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax Band:
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

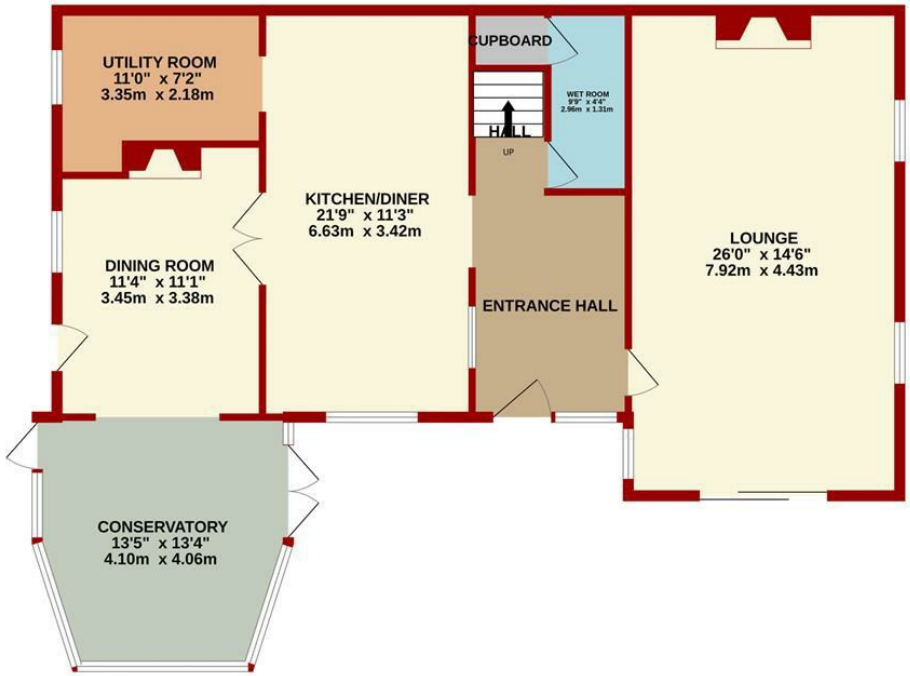
TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

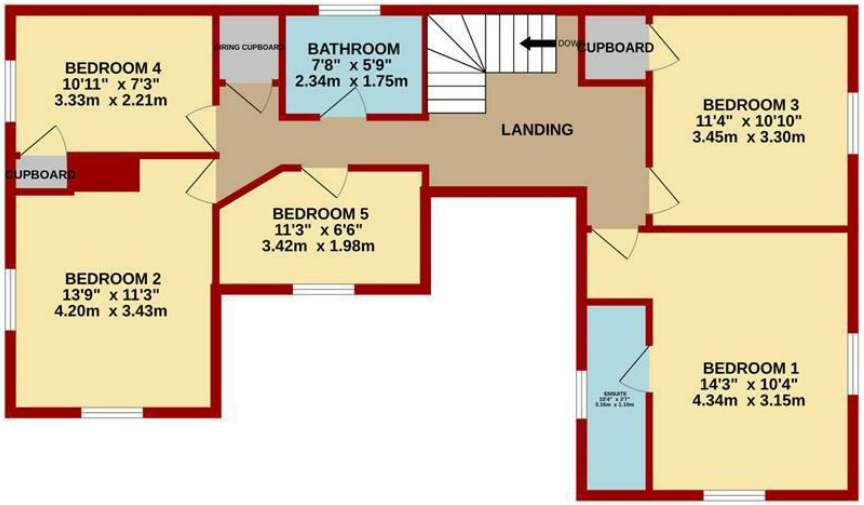
DIRECTIONS
From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, turn left onto Lords Hill and proceed along to the crossroads, continue straight over onto Parkend Road and proceed along for 3-4 miles. On reaching Parkend turn right just after the cricket club onto New Road, proceed a long for a short distance and turn left at the crossroads, continue along for 3-4 miles until you reach Viney St Swithins Clun, take the turning adjacent to the club and proceed down St Swithins Road, turn left on to Holly Tree Place where the property can be found on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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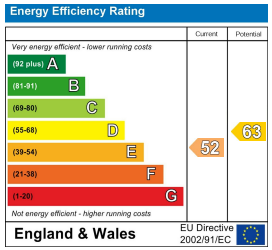

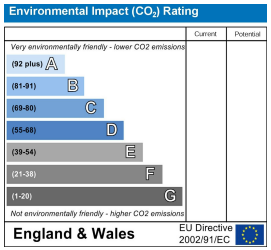

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.