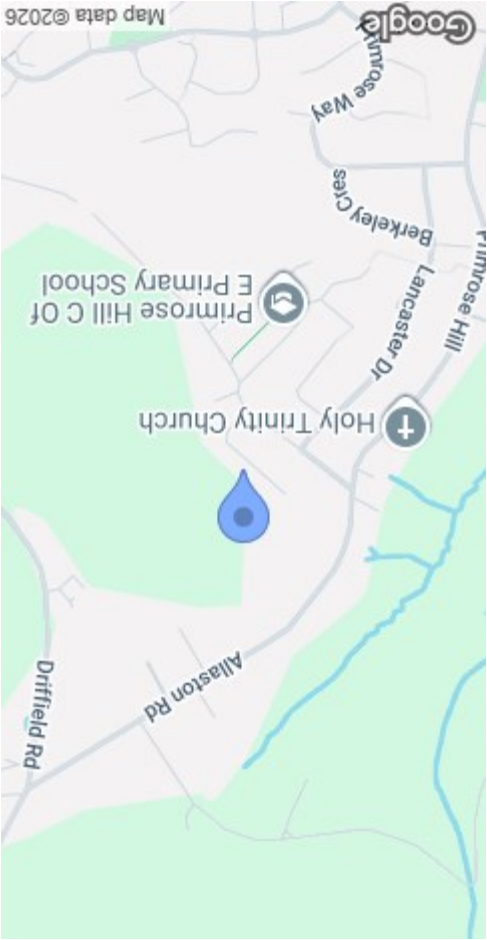


MISREPRESENTATION DISCLAIMER

Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	81-91	Energy Efficient (A)	81-91	Energy Efficient (A)
Decent (B)	69-80	Decent (B)	69-80	Decent (B)
Needs Improvement (C)	50-68	Needs Improvement (C)	50-68	Needs Improvement (C)
Poor (D)	35-49	Poor (D)	35-49	Poor (D)
Very Poor (E)	23-34	Very Poor (E)	23-34	Very Poor (E)
Very Poor (F)	9-22	Very Poor (F)	9-22	Very Poor (F)
Very Poor (G)	1-8	Very Poor (G)	1-8	Very Poor (G)

Measurements are approximate. Not to scale. Illustrative purposes only.
TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.
Made with Metropix © 2026



18 Oak Meadow
Lydney GL15 5SD

£310,000

A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME enjoying a RECENTLY REFITTED KITCHEN, EN SUITE TO MASTER, UTILITY ROOM and PRIVATE REAR GARDEN BACKING ONTO FIELDS. Situated in a popular residential area, the property offers SPACIOUS LIVING ACCOMMODATION, and DRIVEWAY PARKING with further scope to create additional parking if required. The rear garden enjoys a particularly pleasant position, NOT OVERLOOKED and backing onto open countryside.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE HALLWAY

9'05 x 18'08 (2.87m x 5.69m)
Accessed via part double glazed UPVC entrance door. Radiator. Power points. Telephone point. Stairs rising to the first floor. Door to:

LOUNGE

13'04 x 16'08 (4.06m x 5.08m)
Laminate flooring. Radiator. Power points. Television point. Coving. Front aspect double glazed UPVC window. Understairs storage cupboard. Door to:

KITCHEN/DINER

16'05 x 9'01 (5.00m x 2.77m)
Recently refitted kitchen comprising a range of base, wall and drawer mounted units with worktops over. Single bowl single drainer stainless steel sink unit with mixer tap. Integrated slimline dishwasher. Space for cooker. Power points. Appliance points. Laminate flooring throughout. Coving. Dining area with radiator and power points. Rear aspect double glazed UPVC window overlooking the garden. Sliding double glazed UPVC doors leading out onto the patio.

UTILITY ROOM

8'08 x 6'09 (2.64m x 2.06m)
Base mounted units. Single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Vaillant gas combi boiler. Rear aspect double glazed UPVC door and window. Door to:

CLOAKROOM

5'07 x 3'02 (1.70m x 0.97m)
WC. Wall mounted wash hand basin. Feature panelled walls. Side aspect double glazed frosted UPVC window. Personal door through to garage.

FIRST FLOOR LANDING

Power point. Side aspect double glazed UPVC window. Access to loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE

13'08 x 9'03 (4.17m x 2.82m)
Fitted bedroom furniture to include wardrobes and drawers plus additional built in wardrobe. Radiator. Power points. Rear aspect double glazed UPVC window. Door to:

EN SUITE

6'06 x 2'05 (1.98m x 0.74m)
Shower cubicle with mains shower. Wall mounted wash hand basin with tiled splashback. Radiator. Side aspect double glazed frosted UPVC window.

BEDROOM TWO

7'02 x 10'11 (2.18m x 3.33m)
Built in wardrobes. Radiator. Power points. Front aspect double glazed UPVC window.

BEDROOM THREE

6'11 x 7'09 (2.11m x 2.36m)
Built in wardrobe. Radiator. Power points. Front aspect double glazed UPVC window.

BATHROOM

10'00 x 5'04 (3.05m x 1.63m)
Coloured suite comprising panelled bath. WC. Pedestal wash hand basin. Part tiled walls. Radiator. Side aspect double glazed frosted UPVC window.

GARAGE

9'05 x 18'08 (2.87m x 5.69m)
Accessed via up and over door to front and personal door from utility room.

OUTSIDE

The front of the property has a driveway providing off road parking for one vehicle. Lawn area with scope to create additional parking if required. Pathway leading to front entrance. Gated side access to rear garden.

A lovely private rear garden laid mainly to lawn with patio area and lower level seating space. Not overlooked and backing directly onto open fields, enjoying a particularly pleasant position.

SERVICES

Mains Gas, Electricity, Water and Drainage.

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: C
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 the Coleford office proceed to the traffic lights turning right on to Old Station Way, continue heading into St Briavels turning left onto Bream avenue signposted towards Bream and Lydney, continue to the T junction in Lydney town centre turning left onto Hill Street. Continue on this road to the bottom, turn into Albert Street, proceed up to the top of Primrose Hill for approximately 1.2 miles and turn right into Allaston Road which leads directly on to Court Road. Turn left on to Oak Meadow where the property can be found on your right 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

