



**Woodstock Cottage Church Walk**  
**Lydney GL15 4NY**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Woodstock Cottage Church Walk

Guide Price £500,000

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**A CHARACTERFUL AND VERSATILE FIVE BEDROOM COTTAGE, offering FLEXIBLE ACCOMMODATION arranged over multiple levels with TWO RECEPTION ROOMS, ORIGINAL FEATURES throughout and a COMPLETELY PRIVATE ENCLOSED GARDEN, all situated in the HIGHLY DESIRABLE and SEMI-RURAL village of Viney Hill.**

Viney Hill, in The Forest Of Dean. Nearby, 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, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Whitecross School (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



## UTILITY ROOM

6'11 x 4'03 (2.11m x 1.30m)

Accessed via a wooden door, with quarry tiled flooring, storage cupboard with wooden work surface, space and plumbing for washing machine and space for fridge. Additional coat hanging space. Door through to shower room.

## SHOWER ROOM

6'11 x 5'06 (2.11m x 1.68m)

Comprising shower enclosure with mains shower and tiled surrounds, low level WC and wall mounted wash hand basin. Quarry tiled flooring and rear aspect window.

## KITCHEN

6'05 x 8'10 (1.96m x 2.69m)

Fitted with base mounted units with a combination of solid wood and marble worktops, incorporating a Belfast sink with mixer tap. Space for range cooker and featuring an original range fireplace. Quarry tiled flooring and front aspect window. Door through to dining room.

## DINING ROOM

13'11 x 10'01 (4.24m x 3.07m)

A characterful reception room with electric radiator, feature stone fireplace with inset log burning stove and built-in storage cupboards. Door to stairwell with stairs to first floor and door leading out to the garden.

## LOUNGE

13'10 x 22'05 (4.22m x 6.83m)

A spacious and inviting reception room with wooden flooring, feature fireplace with inset multi-fuel stove and electric radiators. Dual aspect windows to front and side, with double doors opening out to the garden.

## FIRST FLOOR LANDING

With wooden flooring, Velux rooflight, exposed stonework, and access to loft space. Airing cupboard housing immersion tank.





### **BEDROOM ONE**

**13'01 x 9'08 (3.99m x 2.95m)**

Double bedroom with electric radiator, pedestal wash hand basin with tiled splashback, built-in wardrobe and dual aspect windows.

### **BEDROOM TWO**

**12'05 x 10'02 (3.78m x 3.10m)**

A spacious double bedroom featuring original wooden floorboards, feature fireplace, built-in wardrobe, electric radiator and front aspect window. Access through to secondary landing.

### **BEDROOM FOUR**

**10'02 x 6'05 (3.10m x 1.96m)**

With electric radiator, built-in wardrobe and window.

### **BATHROOM**

**5'05 x 5'06 (1.65m x 1.68m)**

Comprising panelled bath with electric shower over, low level WC and pedestal wash hand basin. Tiled splashbacks and side aspect window.

### **SECONDARY LANDING**

Providing access to additional bedrooms and offering flexibility within the layout due to the second staircase.

### **BEDROOM FIVE**

**6'07 x 10'02 (2.01m x 3.10m)**

With wooden flooring, electric radiator and front aspect window.

### **BEDROOM THREE**

**7'05 x 11'02 (2.26m x 3.40m)**

A bright bedroom with dual aspect windows, wooden floorboards, built-in wardrobe, and far-reaching views.

## OUTSIDE

The property is accessed via a wooden gate leading onto a driveway providing off road parking for one vehicle. The garden is predominantly laid to lawn with mature trees, shrubs and planting, all enclosed by hedging and fencing, creating a private and peaceful setting.

A patio area sits close to the property, ideal for outdoor seating and entertaining, with direct access from both the dining room and lounge. The garden enjoys a high degree of privacy and is not overlooked, making it a particularly attractive feature of the home.

## SERVICES

Mains Water, Electricity 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

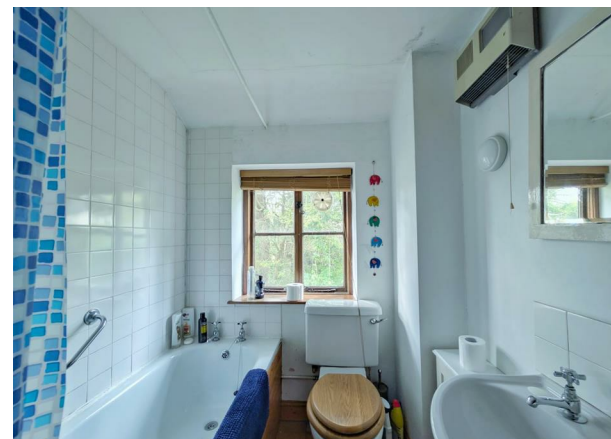
Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## 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.



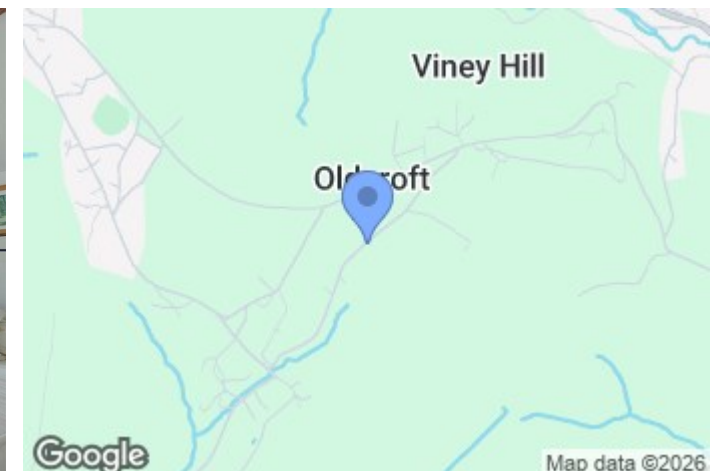


## DIRECTIONS

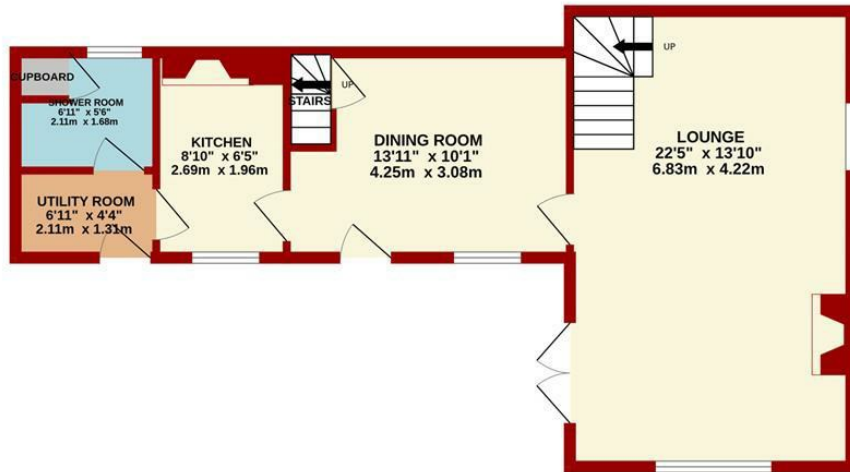
From Coleford, proceed straight over onto Gloucester Road turning right onto Bakers Hill, proceed along for approximately 2.5 miles turning right at the crossroads onto New Road, continue along for approx. 3.2 miles turning right onto Fancy Road, left onto New Road and left onto Yorkley Road. Continue out of the village of Yorkley in to the village of Viney Hill, proceed into the village turning right on to Church Walk where the property can be found on the right hand side via our for sale board.

## PROPERTY SURVEYS

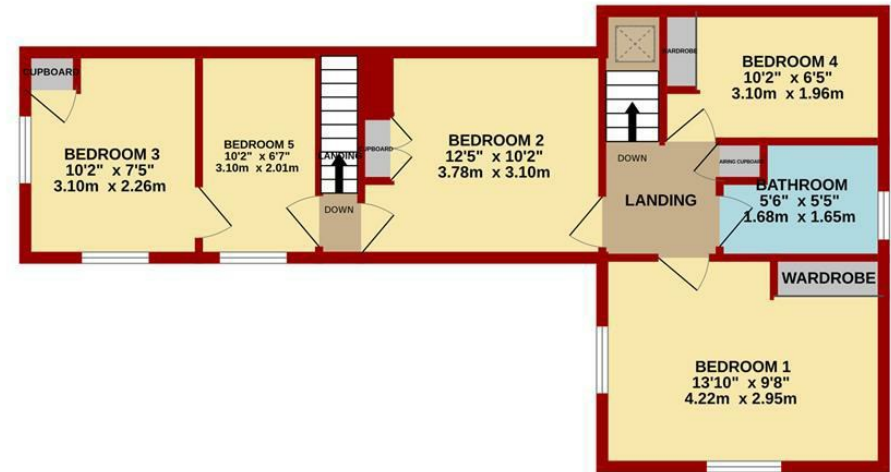
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 27, Potential 71





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