



# WOOLASTON

Guide price **£665,000**



# NORVIEW

Ring Fence, Woolaston, Lydney, Gloucestershire GL15 6NX



3-4 bed detached well-planned Bungalow in the most idyllic location  
 Large private garden and grounds approaching one acre  
 There is also a great opportunity to further develop, subject to planning and consents

This deceptively large very versatile 3-4 -bed detached property is ideal for a variety of buyers, whether you're seeking a tranquil retreat just on the edge of Woolaston Common or looking for a spacious garden approaching one acre to enjoy and grow your own produce. It offers significant potential for further development and has served as a cherished family home for over 40 years. The property includes a large detached double garage, a large outbuilding that could be used for storage, workshop or, subject to planning permission, converted into a more substantial building, together with a greenhouse and small former pig cot, all with connected power.

The popular village of Netherend/Woolaston offers a range of amenities, including a village shop, primary school, playing fields, church and local public houses, all complemented by picturesque countryside walks. With Lydney town just 4 miles away and Chepstow 7 miles, there is a broad array of facilities, with diverse shops, banks, building societies, supermarkets, sports centre, golf course, doctors' surgeries, and both primary and secondary schools, ensuring that everything you need is within easy reach.



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### KEY FEATURES

- 3-4 bed detached well-planned single-level living property
- In the very desirable location on Ring Fence, in Woolston Common
- Large surrounding garden, orchard and grounds approaching one acre
- Detached double garage and outbuildings with connected electricity
- Within easy reach of the M4 and M5 motorways



# STEP INSIDE

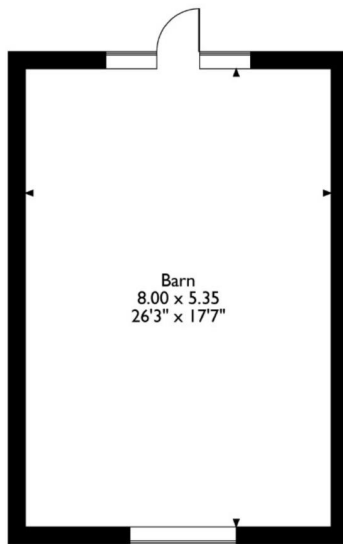


Step inside into the kitchen, with a large window overlooking the lovely rear garden and a small pond.

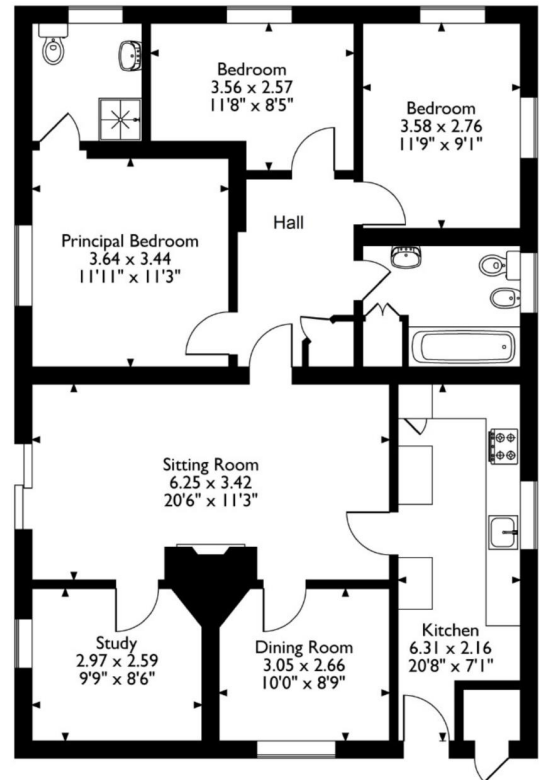
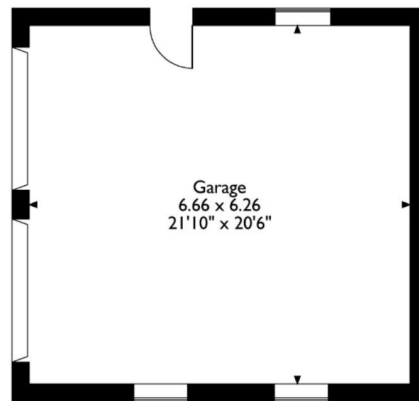
The sitting room provides a central space, connecting to two further generously sized rooms with views over the surrounding gardens - an ideal study or fourth bedroom, and a separate formal dining room.

## Norview, Ring Fence Woolaston, Lydney, Gloucestershire

Approximate Gross Internal Area  
 Main House = 106 Sq M/1141 Sq Ft  
 Garage = 42 Sq M/452 Sq Ft  
 Outbuilding = 44 Sq M/474 Sq Ft  
 Total = 192 Sq M/2067 Sq Ft



**Outbuilding**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The sitting room patio doors allow morning sunlight to filter in and views of the front garden. The room is complemented by a charming wood burner.

The large central hallway gives access to the principal bedroom with an en-suite shower room; two further double bedrooms, looking out onto the orchard, and the family bathroom.

# STEP OUTSIDE



The private beautiful gardens boast a variety of mature trees such as cherry and magnolia, fruit and ornamental trees and shrubs set in lawns with primroses and wild orchids, giving all-year interest. The spacious garden provides ample space for outdoor activities, planting, and relaxation with views to the Forest of Dean. The property also features a large double detached garage with plenty of storage space, in addition to two cars and has electrically operated doors. A useful outbuilding could be utilised for a variety of purposes, including further development or providing additional accommodation for a dual-family setup.

#### AGENTS NOTE:

The 16 Photo Voltaic Roof panels both save electricity and, we are advised, provide an income. We are advised that HM Land Registry are currently correcting an error on the Title of the front garden/driveway.

#### INFORMATION

Postcode: GL15 6NX  
Tenure: Freehold  
Tax Band: D  
Heating: Oil  
Drainage: Private  
EPC: C





## DIRECTIONS

Take the A48 from Chepstow heading towards Lydney. After approximately 6 miles, turn left signed 'Netherend'. Continue through the village of Netherend, fork right at village shop. Proceed straight on for about half a mile, pass The Rising Sun Pub on your left, then in 50 yds turn left up the narrow lane, Ring Fence'. Go round the sharp left bend at the top. Norview' is the next wide gateway on your right, set well back from the lane with turning available at the top of the drive.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.