FREEHOLD

£425,000



SUNNINGDALE, CHURCH HILL, LYDBROOK, GLOUCESTERSHIRE, GL17 9SN

- THREE BEDROOMS
- KITCHEN
- CENTRAL HEATING
- FINE VIEWS
- DOUBLE GARAGE & WORKSHOP
- DOWNSTAIRS SHOWER ROOM WITH W.C.
- LARGE LOUNGE/DINING ROOM
- DOUBLE GLAZING
- POPULAR LOCATION
- VIEWING ADVISED

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SITUATED IN AN ELEVATED POSITION WITH FINE VIEWS OVER THE POPULAR VILLAGE OF LYDBROOK. A SUPERB THREE BEDROOMED DETACHED 1930'S HOUSE WITH MANY ORIGINAL AND ENHANCING FEATURES INCLUDING LARGE DECKED AREA TO FRONT TO ENJOY THE OUTSTANDING VIEWS FROM.

Lydbrook has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Accommodation comprising -

Attractive green oak porch, front door to -

Hall: Oak flooring, Victorian style radiator.

Shower Room: Shower Cubicle, feature limestone bowl sink, W.C., window to side, tiling to walls, stone floor, radiator.





Lounge: 15' 1" x 11' 10" (4.6m x 3.6m), French doors to front with views, radiator, stone fireplace with wood-burner, open plan to -

Dining Room: 12' 10" x 12' 10" (3.9m x 3.9m), Window to rear, radiator (painted) wood floor.

Kitchen: 8' 10" x 8' 2" (2.7m x 2.5m), Fitted at wall and base level providing worktop and storage space, fitted oven, gas hob, sink unit, exposed brick wall, metro tiles, window and door to rear.

Landing: Loft access, window to side.

Bedroom One: 12' 10" x 12' 2" (3.9m x 3.7m), Bay window to front with superb views, radiator, window to side.

Bedroom Two: 11' 2" x 9' 10" (3.4m x 3m), Window to rear, fitted wardrobes, radiator, tiled fireplace.

Bedroom Three: 8' 2" x 7' 3" (2.5m x 2.2m), Window to front with views, radiator.

Bathroom: 8' 2" x 6' 7" (2.5m x 2m), Three piece suite, over-bath mixer, tiling to wall, windows to rear and side, radiator.

Outside: Gardens to front, side and rear elevation with lawned area and herbaceous borders, large decked area with sunken seating to enjoy the views. Double garage 6.1m x 5.5m Gym 4.7m x 2.5m Workshop 2.5m x 2.3m Outside W.C.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.

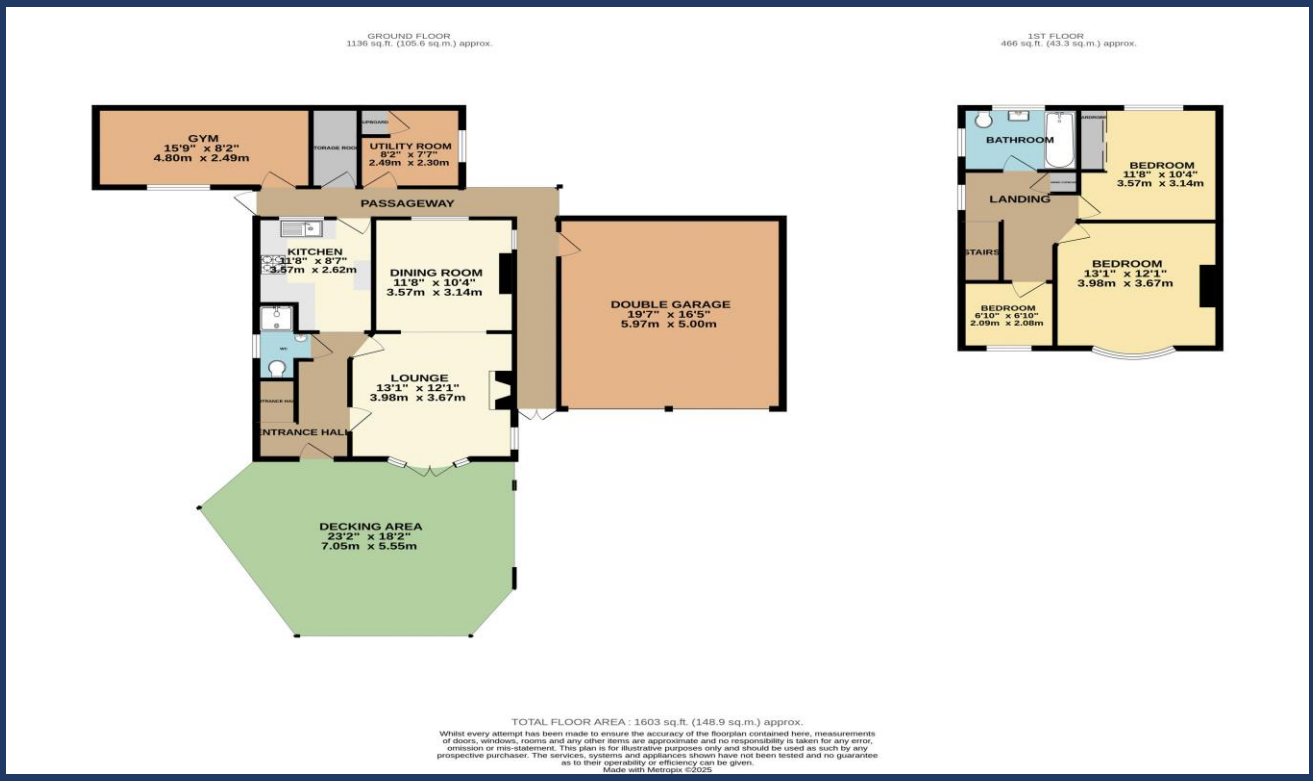






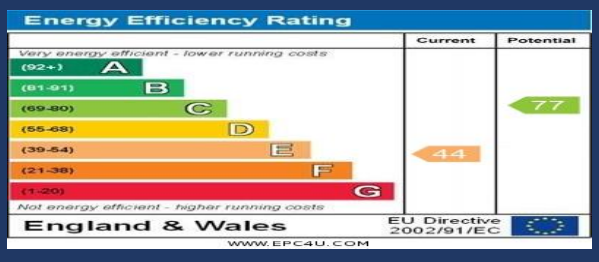


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.









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