



FREEHOLD

£325,000



1 STOWFIELD COTTAGES, UPPER STOWFIELD, LYDBROOK, GLOUCESTERSHIRE, GL17 9NF

- TWO/THREE BEDROOMS
- CONSERVATORY
- DOWNSTAIRS FAMILY W.C.
- BASEMENT ROOM
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY
- RECENTLY ADDED LOFT ROOM WITH BATHROOM
- OIL FIRED CENTRAL HEATIN
- WELL STOCKED SOUTH FACING COTTAGE GARDENS WITH VIEWS

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KJT RESIDENTIAL ARE EXCITED TO PRESENT THIS GORGEOUS 2/3 BEDROOM BACK TO BACK SEMI-DETACHED PICTURE POSTCARD COTTAGE. THE PROPERTY IS SITUATED JUST A SHORT DISTANCE FROM THE RIVER WYE ENABLING YOU TO ENJOY WALKS WITH STUNNING SCENERY OR IF WISHING TO BE MORE ACTIVE, CANOEING AND PADDLE BOARDING IS ON YOUR DOORSTEP. THE VIEWS FROM THE COTTAGE ARE BEAUTIFUL, TAKING IN OPEN FIELDS AND WOODLAND BEYOND.

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.

Oak door with glass centre piece leads to -

Utility Room: Plumbing for automatic washing machine, space for tumble dryer, wood effect worktop over, tiled floor, window, door to -

Kitchen: 12' 2" x 7' 3" (3.71m x 2.21m), Beautifully fitted modern kitchen with wall and base units providing ample storage space, wood effect worktops, stainless steel sink with mixer tap, tiled splash-backs, space for range cooker, plumbing for dish-washer and fitted wine fridge, laminate wood flooring, oil fired combi boiler provides central heating and domestic hot water, radiator, window overlooking the garden. Door to -



Family Bathroom: Suite comprising low level W.C., panelled bath, shower cubicle and vanity wash hand basin, tiled splash-backs, heated towel rail, window and mosaic style floor.

Also off the kitchen -

Sitting Room: 12' 4" x 11' 11" (3.76m x 3.63m), A lovely cosy room, having a wood burner with oak mantle over, laminate wood floor, T.V. point, French doors to -



Conservatory: 11' 11" x 9' 2" (3.62m x 2.8m), The perfect room for enjoying your morning coffee with beautiful outlook, tiled floor, French doors lead to a decked seating area.

Off the sitting room -

Lounge: 12' 1" x 10' 10" (3.68m x 3.30m), Window to side with views, radiator, T.V. point.

First Floor Landing:

Bedroom One: 11' 8" x 8' 10" (3.56m x 2.7m), Window to side with pleasant woodland outlook, radiator, T.V. point, door and stairs lead to -

Loft Room : 22' 8" x 8' 5" (6.91m x 2.57m), Thoughtfully converted and comprises of a bathroom with panelled bath, low level W.C., vanity wash basin, mosaic floor, there is also a 'snug' or dressing room with exposed roof timbers and skylight.

Bedroom Two: 12' 1" x 11' 0" (3.68m x 3.35m), Built-in wardrobe T.V. point, radiator, window to side, again having stunning views over surrounding countryside.

Basement Room: 12' 1" x 10' 10" (3.68m x 3.30m), This is accessed from the garden via French doors - perfect for teenagers and/or gym/office, radiator.

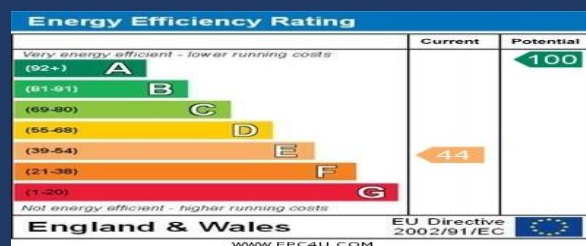
Outside: A gate leads to the property where a path meanders up through the garden, passing rockeries and well stocked flower beds with seasonal planting. There is something to see and smell in every direction. Outside of the property is a seating area - perfect for outdoor entertaining. There is a lawned area surrounded by more shrubs, trees and bushes, a greenhouse and log store. The south facing gardens enable you to enjoy the outside for as long as possible and relax in various seating areas without being overlooked. This cottage is just a perfect haven to get away from it all, yet local amenities are a short distance away.

Services: All main services are 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.

01594 823033



PASSIONATE
ABOUT
Property
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