



**4 Forest Rise**  
**Lydbrook GL17 9SQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## 4 Forest Rise

£280,000

### Lydbrook GL17 9SQ

**Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM LINK-DETACHED FAMILY HOME benefiting from a DOUBLE GARAGE, ENCLOSED GARDEN WITH DIRECT ACCESS TO WOODLAND, EV CHARGING POINT, and CUL DE SAC LOCATION, with GAS CENTRAL HEATING, DOUBLE GLAZING, and UPVC FASCIAS & GUTTERING.**

The property comprises: ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM and CLOAKROOM to the ground floor, with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.



The property is accessed via a upvc double glazed panel door with panel to top, obscure glazed panel to either side, this leads into the:

### **ENTRANCE HALL**

**16'00 x 4'00 (4.88m x 1.22m)**

Ceiling light, stairs to the first floor, single radiator, power points, wooden obscure glazed panel doors giving access to:

### **CLOAKROOM**

**6'01 x 2'10 (1.85m x 0.86m)**

Ceiling light, white suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap, tiled splashback.

### **LOUNGE**

**15'10 x 11'11 (4.83m x 3.63m)**

Ceiling light, double radiator, power points, tv point, sliding double glazed patio door opening into porch, opening into kitchen/dining room.

### **PORCH**

Timber construction with double glazed panels to all aspects, tiled flooring French doors opening onto the front.

### **KITCHEN/DINING AREA**

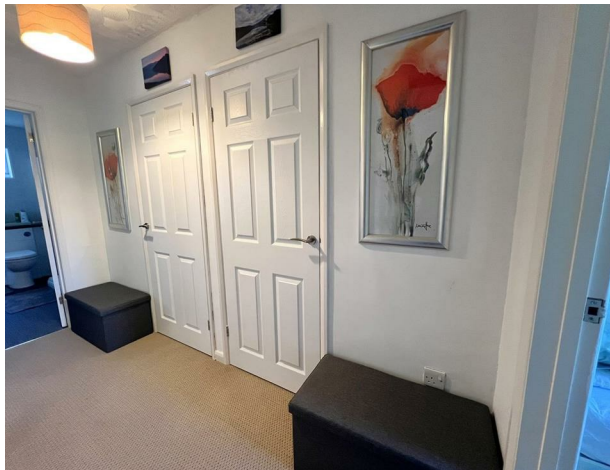
**16'04 x 8'05 opening to 11'07 (4.98m x 2.57m opening to 3.53m)**

Kitchen- One and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, matching upstands, range of base and wall mounted units, pull out larder, space for freestanding cooker, brushed stainless steel splashback, filter hood over, space for dishwasher, space for washing machine, space for tumble dryer, power points, ceiling light, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

Dining Room- Ceiling light, double radiator, power points, opening to understairs storage cupboard, pair of rear aspect upvc double glazed French doors opening onto the rear garden with views across to forest and woodland.

From the entrance hall, stairs lead up to the first floor:





## LANDING

Ceiling light, power point, two doors providing access to storage cupboards, one housing the gas fired central heating and domestic hot water boiler, access to roof space, wooden panel doors giving access into:

## BEDROOM ONE

**14'05 x 11'05 (4.39m x 3.48m)**

Ceiling light, range of built-in wardrobes with mirrored doors, hanging and shelving options, double radiator, power points, front aspect woodgrain upvc double glazed window overlooking the front garden, garage and towards the valley.

## BEDROOM TWO

**12'02 x 11'06 (3.71m x 3.51m)**

Ceiling light, single radiator, power points, door to built-in wardrobe with hanging and shelving options, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

## BEDROOM THREE

**11'04 x 6'06 (3.45m x 1.98m)**

Ceiling light, single radiator, power point, front aspect woodgrain double glazed window overlooking the front garden, garage and towards the valley.

## BATHROOM

**8'11 x 6'04 (2.72m x 1.93m)**

White suite with concealed cistern w.c, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, storage cupboard, walk in double shower cubicle, mains fed shower, conventional and drencher head, wet board to walls and ceiling, extractor fan, chrome heated towel radiator, vinyl flooring, inset ceiling spots, rear aspect upvc obscure double glazed window.

## DOUBLE GARAGE & PARKING

**17'05 x 16'05 (5.31m x 5.00m)**

Accessed via two single up & over doors, power, lighting, EV charging point, consumer unit, side aspect double glazed window.

## OUTSIDE

A step and picket fence with gated access leads to the front garden, laid to low-maintenance gravel. A block-paved pathway leads to the front porch. There is outside lighting, upvc fascias and guttering, a lawned area, and a store cupboard. A decked pathway continues to the front door and through to the rear garden.

The rear garden is arranged with a decked seating area, outside tap and garden shed. Steps lead up to a raised side garden set across several terraces with dwarf walls, lawn, flowers, shrubs and bushes. A gate provides direct access to woodland.

## DIRECTIONS

Proceed out of Mitcheldean on the A4136 and follow the road over Plump Hill continuing straight over at the Nailbridge traffic lights. Continue for approximately 4 miles, turning right at the crossroads on to the B4234 signposted to Lydbrook. Continue along for approximately 1 mile and turn right into Church Road. Then take the first right into Forest Rise, continue to the end of the cul-de-sac and turn left where the property can be found on the right hand side.

## SERVICES

Mains electric, gas, 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 Water Authority

## LOCAL AUTHORITY

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





## TENURE

Freehold

## VIEWING

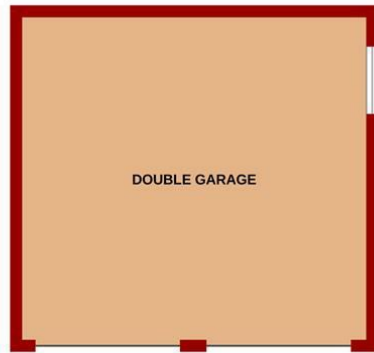
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## MONEY LAUNDERING REGULATIONS

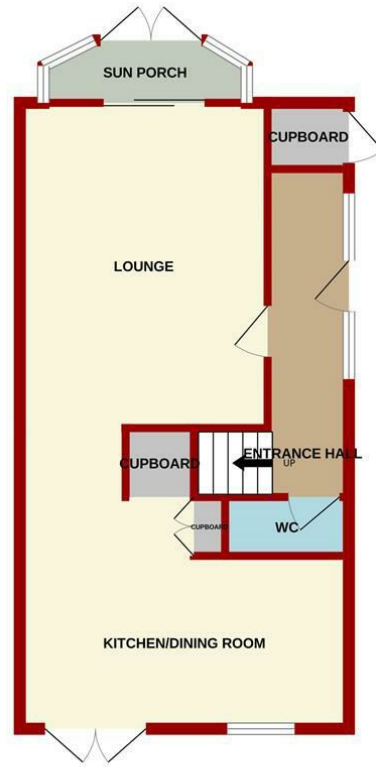
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



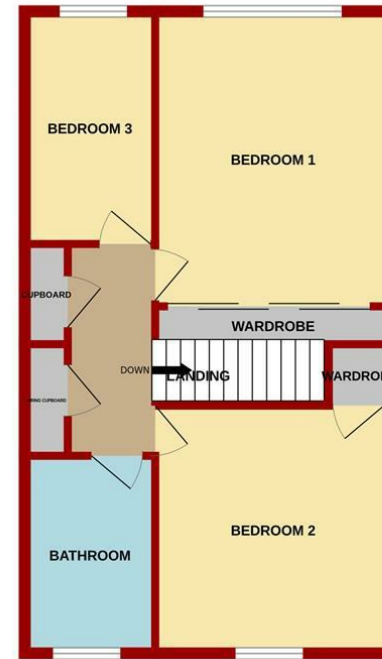
DOUBLE GARAGE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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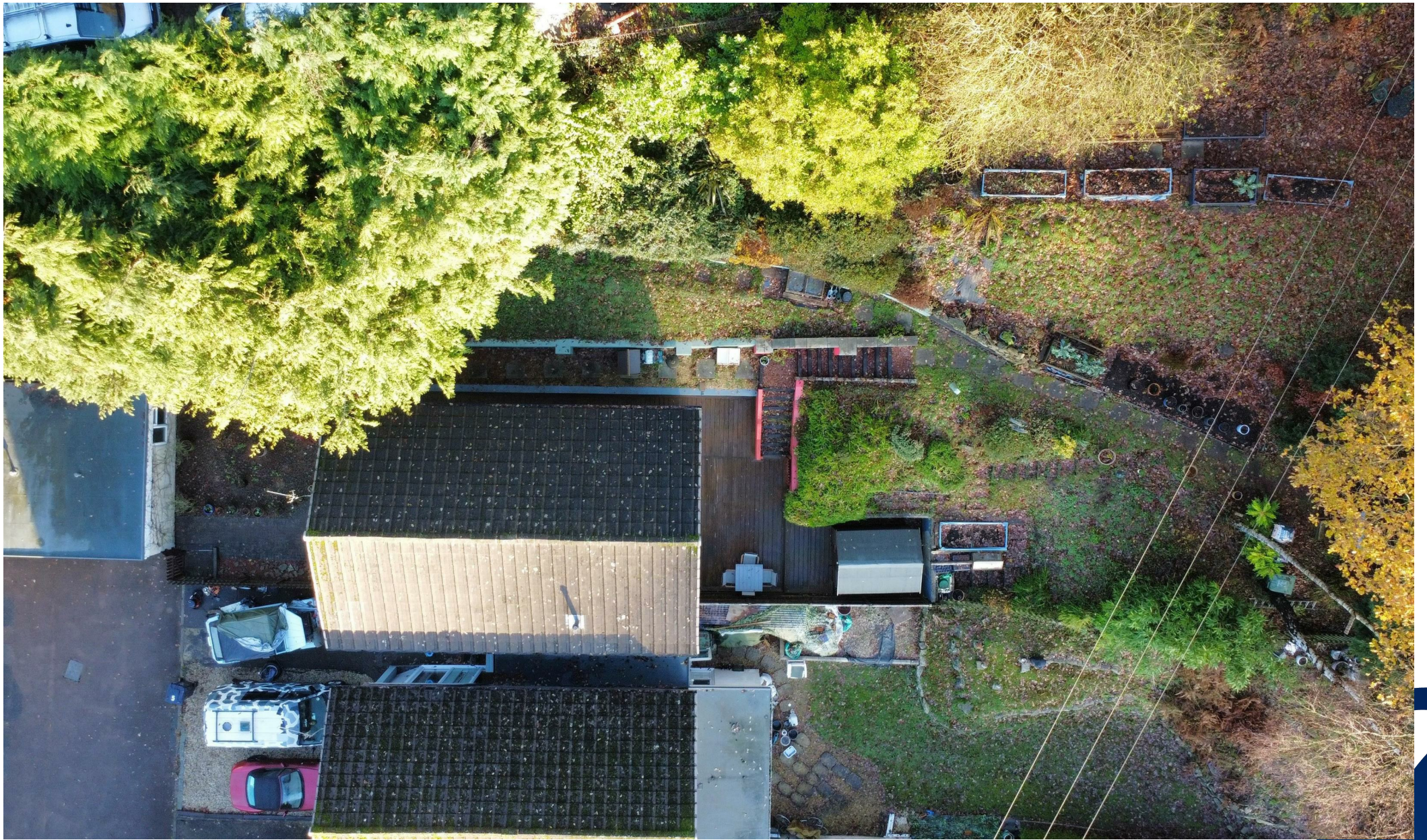
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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