



**5 Woodland View**  
**Joys Green, Lydbrook GL17 9SZ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 5 Woodland View

£440,000

## Joys Green, Lydbrook GL17 9SZ

Steve Gooch Estate Agents are delighted to offer for sale this FIVE BEDROOM DETACHED FAMILY HOME benefitting from OFF ROAD PARKING FOR THREE/FOUR VEHICLES, EV CHARGING POINT and LANDSCAPED REAR GARDEN and NEWLY FITTED WORCESTER OIL BOILER AND RADIATORS.

The accommodation briefly comprises of ENTRANCE HALL, DINING ROOM, LOUNGE, KITCHEN/BREAKFAST ROOM, BEDROOM FIVE with WALK-IN WARDROBE and CLOAKROOM to the ground floor with ENSUITE MASTER BEDROOM, THREE FURTHER 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 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

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.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

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. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.



The property is accessed via a canopy porch area with outside lighting. A composite front door with obscure glazed panel inset and to right hand side leads into:

### **ENTRANCE HALL**

**9'01 x 5'08 (2.77m x 1.73m)**

Ceiling light, coving, stairs leading to the first floor, Karndean flooring, single radiator, mains wired smoke alarm, opening into:

### **KITCHEN/BREAKFAST ROOM**

**17'06 x 9'08 (5.33m x 2.95m)**

One and a half bowl single drainer composite sink unit, monobloc mixer tap over, square edge worktops, range of base and wall mounted units, five-ring Neff induction hob, Neff brushed stainless steel and glass extractor over, Neff double oven, integrated fridge/freezer, tiled surround, power points, under cupboard lighting, single radiator, ceiling light, pendant lights, breakfast bar, continuation of the Karndean flooring, brushed stainless steel switches and sockets, wine cooler, front aspect upvc double glazed window overlooking the front garden, parking and turning area.

### **DINING ROOM**

**13'00 x 9'01 (3.96m x 2.77m)**

Ceiling light, coving, single radiator, continuation of the Karndean flooring, door to understairs cupboard, set of upvc double glazed French doors opening onto the rear garden with views towards forest and woodland, archway opening into:

### **LOUNGE**

**15'02 x 10'08 (4.62m x 3.25m)**

Inset ceiling spots, feature open fireplace, wooden lintel, tiled surround, slate hearth, power points, single radiator, tv point, rear aspect upvc double glazed French doors.

### **CLOAKROOM**

White suite with close coupled w.c, pedestal wash hand basin, monobloc mixer tap over, tiled splashback, vanity cupboard beneath, continuation of the Karndean flooring, front aspect upvc obscure double glazed window.

### **BEDROOM FIVE**

**15'07 x 8'10 (4.75m x 2.69m)**

Ceiling lights, single radiator, power points, wood effect vinyl flooring, front aspect upvc double glazed window overlooking the parking and turning area, opening into:





### **WALK-IN WARDROBE**

**7'04 x 3'05 (2.24m x 1.04m)**

Access to roof space, ceiling light, hanging rails, continuation of the wood effect vinyl flooring.

Stairs lead up to the first floor:

### **LANDING**

Ceiling light, coving, mains wired smoke alarm, power point, door to airing cupboard housing the hot water cylinder and slatted shelving space, doors into:

### **BEDROOM ONE**

**15'04 x 9'08 max (4.67m x 2.95m max)**

Ceiling light, coving, single radiator, power points, opening to storage space, power points, tv point, front aspect upvc double glazed window, door into:

### **ENSUITE**

**5'08 x 6'01 (1.73m x 1.85m)**

White suite with close coupled w.c, vanity wash hand basin, cupboard beneath, monobloc mixer tap over, large quadrant shower cubicle with mains fed shower, conventional and drencher head, ceiling light, extractor fan, fully tiled walls and flooring, heated towel radiator, side aspect upvc obscure double glazed window.

### **BEDROOM TWO**

**10'08 x 9'09 (3.25m x 2.97m)**

Ceiling light, built-in wardrobe opening with hanging and storage space, single radiator, tv point, power point, front aspect upvc double glazed window overlooking the front garden, parking and turning area.

### **BEDROOM THREE**

**11'04 x 7'02 (3.45m x 2.18m)**

Access to roof space, ceiling light, door to built-in wardrobe and storage cupboard, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with far reaching views towards forest and woodland.

### **BEDROOM FOUR**

**9'01 x 6'02 (2.77m x 1.88m)**

Ceiling light, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over forest and woodland.



## FAMILY BATHROOM

7'03 x 5'06 (2.21m x 1.68m)

White suite with concealed cistern w.c, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, P shaped bath with mixer tap and shower attachment, tiled walls to bath and shower, shower screen, tiled flooring, heated towel radiator, inset ceiling spots, extractor fan, rear aspect upvc obscure double glazed window.

## OUTSIDE

The property is approached via a tarmacked driveway, providing parking for three to four vehicles, and benefits from an EV charging point. A paved pathway leads to the front door. Gated access on the left opens to the rear garden, which features a gravel flower border.

The rear garden offers a spacious patio/seating area, complemented by wooden steps descending to an Astroturf space, a composite decking area and pergola. Raised planters with shrubs and bushes add greenery, alongside a wood store and the external oil-fired central heating and domestic hot water boiler.

The garden is enclosed by fencing and hedging. Further steps lead to a secondary decking area, further sloped garden, enclosed by fencing, views of the surrounding forest and woodland.

## DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout turning right onto the A4136. Continue up over Plump Hill, upon reaching the traffic lights at Nailbridge, proceed straight over sign posted to Lydbrook and Coleford. Proceed for approximately two miles until reaching Mirey Stock crossroads, turn right sign posted to Lydbrook. Proceed down into the village centre, just before the public house on the left hand side, take the turning right sign posted Church Hill and Joys Green. Proceed up the hill, taking the second turning left into the private close/cul-de-sac of Woodland View.

## SERVICES

Mains water and drainage, electric, oil.

## 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: D

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

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

## 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)



GROUND FLOOR



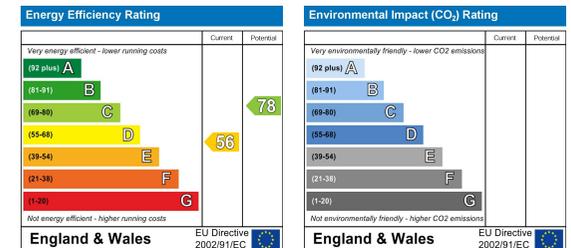
1ST FLOOR



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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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.





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