



YORKLEY

Guide price **£525,000**



# MILLBURN BEECH

Beech Road, Yorkley, Lydney, Gloucestershire GL15 4TJ



Spacious, flexible living perfect for modern family life  
A fantastic detached home in a sought-after village setting  
Generous interiors paired with a beautiful garden space

Set within the popular village of Yorkley, Millburn Beech is a charming detached family home offering both space and flexibility throughout.

The property boasts four well-proportioned bedrooms, alongside four bathrooms, making it perfectly suited for growing families or those looking for multi-generational living. At the heart of the home is a spacious kitchen with dining area, ideal for everyday living and entertaining alike.

Three separate reception rooms provide excellent versatility, whether you are looking for cosy evenings by the fire, a formal sitting room, or a dedicated workspace. A conservatory to the rear further enhances the living space, offering a peaceful spot to enjoy views over the garden all year round.

Externally, the property continues to impress with a well-maintained garden, driveway parking, and plenty of space for keen gardeners, with areas ready for planting or even a greenhouse. All set within a quiet and established setting in the Forest of Dean.



Guide price  
£525,000



### KEY FEATURES

- Detached four-bedroom family home
- Four bathrooms including en-suites
- Spacious kitchen with dining area
- Three versatile reception rooms
- Generous and well-maintained garden
- Conservatory overlooking the garden



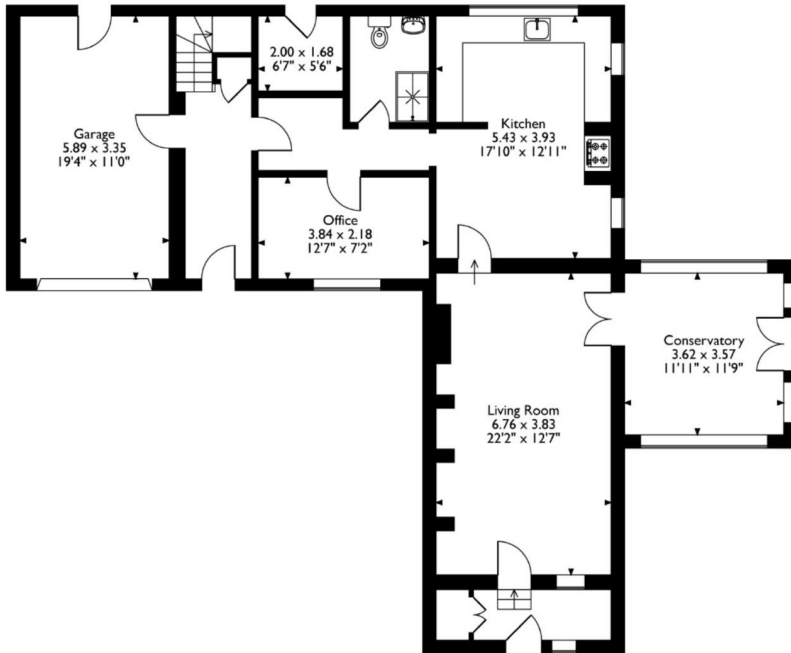
# STEP INSIDE



A welcoming entrance hall leads through to a range of flexible living spaces, perfectly suited to modern family life.

The three reception rooms offer excellent versatility, each with its own character and warmth.

Millburn Beech, Street: Beech Road Yorkley, Lydney, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 225 Sq M/2422 Sq Ft  
 Outbuilding = 3 Sq M/32 Sq Ft  
 Total = 228 Sq M/2454 Sq Ft



**Ground Floor**



**First 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 kitchen/dining space forms the hub of the home, providing ample room for cooking, dining, and gathering.

The bedrooms are all well-sized, with some benefiting from en-suite facilities, while the remaining bathrooms are finished with modern fittings to a good standard.

# STEP OUTSIDE



The property enjoys a generous and well-kept plot, with a garden that offers both privacy and potential. Whether you are looking to relax, entertain, or further landscape, this outdoor space caters to all.

A conservatory creates a seamless connection between inside and out, while the driveway provides convenient off-road parking. A fantastic setting for those who enjoy outdoor living.

## INFORMATION

Postcode: GL15 4TJ  
Tenure: Freehold  
Tax Band: C  
Heating: Air source heat pumps  
Drainage: TBC  
EPC: \*\*\*INVALID





## DIRECTIONS

What3words: ///grudging.cosmetic.owner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY

01594 715888

forest@archerandco.com

www.archerandco.com



ARCHER  
& CO

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.