



**FREEHOLD**

**£210,000**



**OAKLEIGH , WORRALL HILL, LYDBROOK, GLOUCESTERSHIRE,  
GL17 9QD**

- THREE BEDROOMS
- LARGE KITCHEN/DINING ROOM
- OIL FIRED CENTRAL HEATING
- GARDENS

- TWO RECEPTION ROOMS
- BATHROOM
- POPULAR VILLAGE LOCATION
- ADJACENT TO OPEN WOODLAND

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# OAKLEIGH , WORRALL HILL, LYDBROOK, GLOUCESTERSHIRE, GL17 9QD

**SITUATED NEXT TO OPEN WOODLAND AND IN A POPULAR VILLAGE, THIS SPACIOUS THREE BEDROOMED SEMI-DETACHED PERIOD HOUSE IS IDEAL AS A FAMILY HOME AND IS IN EXCELLENT ORDER THROUGHOUT.**

Worrall Hill is situated in a popular rural hamlet, surrounded by woodland taking advantage of the many woodland walks. The nearest Village is Lydbrook which 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.

Canopied porch with front door to -

**Entrance Hall:** Radiator.

**Living Room:** 9' 8" x 7' 9" (2.94m x 2.36m), Bay window to front with window seat, fireplace with wood burner inset.

**Lounge:** 13' 8" x 12' 10" (4.16m x 3.91m), Two radiators, windows to side.



**Kitchen/Diner:** 14' 1" x 12' 10" (4.29m x 3.91m), Fitted at wall and base level providing worktop and storage space, built-in oven, hob with extractor hood, window to side, plumbing for washing machine, double doors to terrace.

From hall, stairs to -

**Landing:**

**Bedroom One:** 12' 8" x 11' 3" (3.86m x 3.43m), Bay window to front, built-in cupboard, radiator.

**Bedroom Two:** 10' 3" x 9' 9" (3.12m x 2.97m), Window to side, radiator.

**Bedroom Three:** 9' 1" x 7' 10" (2.77m x 2.39m), Built-in wardrobe, window to side, radiator.





**Bathroom: 11' 7" x 5' 5" (3.53m x 1.65m),** Three piece suite comprising bath with shower over and shower screen, wash hand basin with tiled splash-backs, low level W.C., window to rear.

**Outside:** The front of the property has wooden fencing with gate leading to front door, to the side there is access to the rear garden which has a terraced area ideal for outdoor dining also accessed via double doors from kitchen, steps lead down to a lawned area and garden shed.

**Services:** mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.

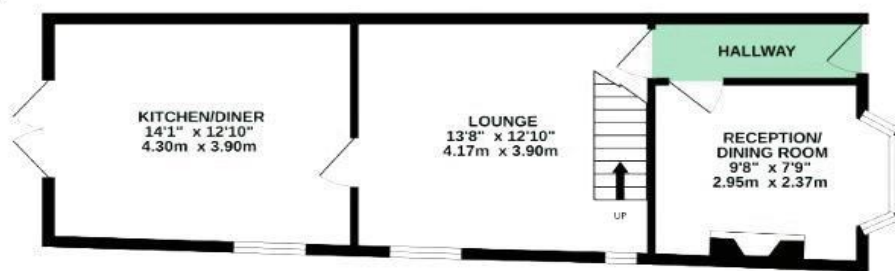


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

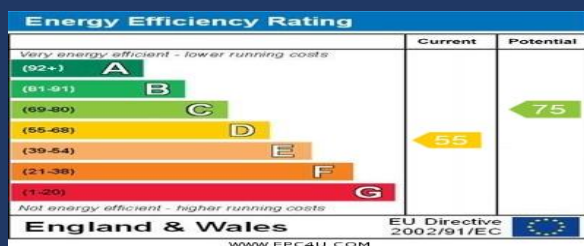
**01594 823033**



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**