



LYDNEY

Offers over £400,000



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# 68 CHURCH ROAD

Lydney, Gloucestershire GL15 5EG



Spacious detached family home with versatile living spaces.  
4 bedrooms, 2 reception rooms, and a modern kitchen.  
Prime location in Lydney, close to local amenities and the stunning Forest of Dean.

Situated on the sought-after Church Road in the heart of Lydney, this delightful 4-bedroom detached house offers spacious and versatile accommodation, perfect for modern family living.

Lydney is a charming town located on the edge of the Forest of Dean, offering a perfect blend of natural beauty and modern convenience. The town has a rich history, with plenty of local amenities including shops, restaurants, and schools. Its location provides easy access to stunning countryside walks, as well as excellent transport links to nearby cities such as Gloucester and Bristol. Lydney also has a strong sense of community, making it an ideal place to call home



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### KEY FEATURES

- Spacious detached family home with versatile living spaces.
- 4 bedrooms, 2 reception rooms, and a modern kitchen.
- Detached garage and off-road parking.
- Prime location in Lydney, close to local amenities



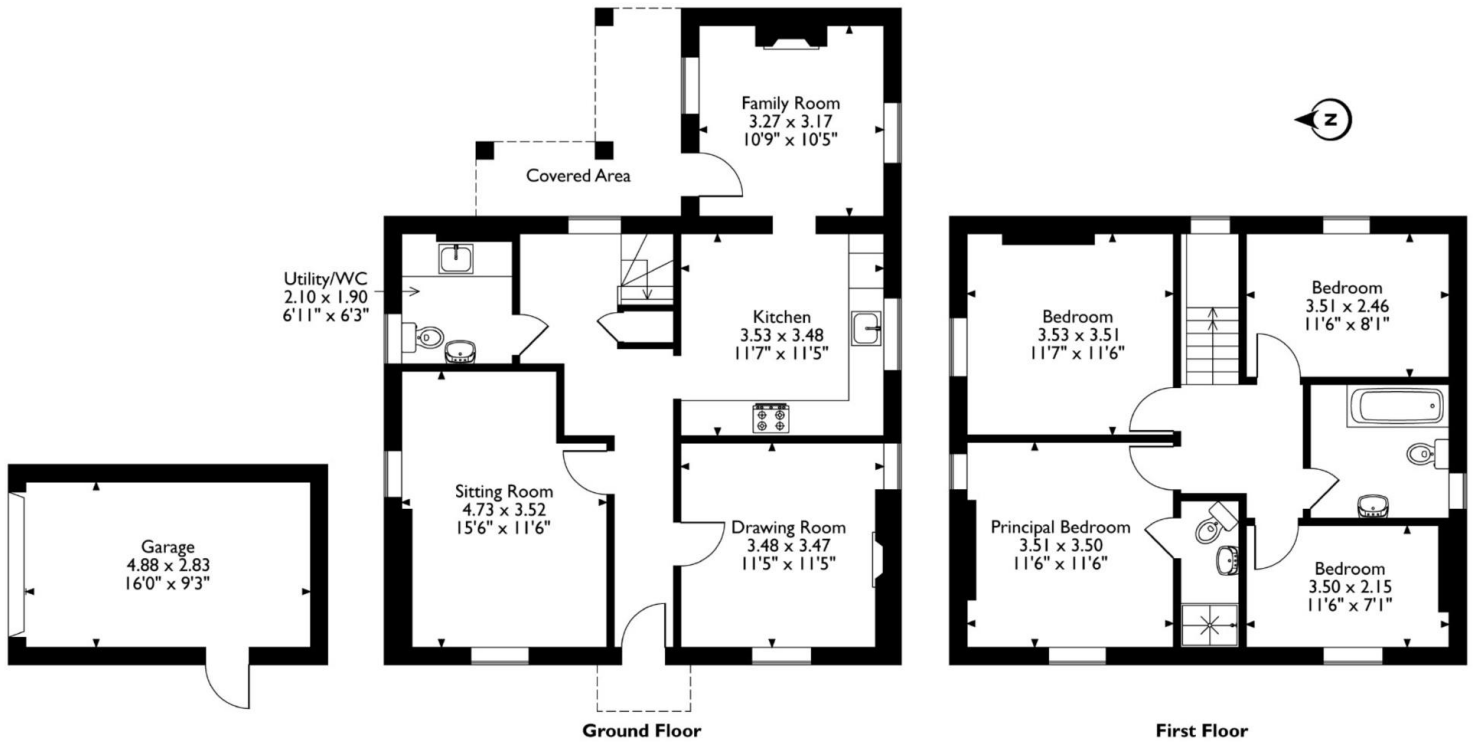
# STEP INSIDE



The property features a spacious sitting room filled with natural light, perfect for relaxing or entertaining. A cozy drawing room provides a quiet retreat or could serve as a home office.

The well-appointed kitchen flows seamlessly into a bright family room, creating a welcoming space for casual dining or social gatherings. A practical utility room/WC and a covered outdoor area enhance the functionality of the home.

Approximate Gross Internal Area  
 Main House = 129 Sq M/1389 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 141 Sq M/1540 Sq Ft



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.

Upstairs, there are four well-sized bedrooms, including a principal bedroom offering a serene escape.

The additional bedrooms provide ample space for family members, guests, or a home office. A modern family bathroom completes the first floor.

# STEP OUTSIDE



The property boasts a detached garage and a beautifully maintained garden, perfect for outdoor relaxation or entertaining. Off-road parking adds to the convenience of this delightful home.

This charming home offers a perfect blend of comfort, style, and practicality, making it an excellent choice for families or anyone looking to settle in this picturesque area.

## INFORMATION

Postcode: GL15 5EG  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From Lydney High Street turn onto Church Road, Follow the road where you will then find the property on your left hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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