



# PARKEND, LYDNEY

Guide price **£450,000**



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# MANDERLEY

Fancy Road, Parkend, Lydney, Gloucestershire GL15 4JN



Charming detached family home.  
Two reception rooms, four bedrooms  
Well maintained gardens

Manderley offers a blend of comfort and practicality. This charming property features two reception rooms, providing ample space for relaxation and entertaining. The welcoming interiors hint at a homely atmosphere, perfect for family gatherings or quiet evenings.

Outside, the well-maintained front garden combines gravel and manicured grass, presenting an attractive first impression, while a wide tarmac driveway leads directly to a three-car open garage, providing convenient parking and extra storage. The property is surrounded by hedges and trees, creating a private space to unwind. Elevated outlook over the nearby greenery enhance the tranquil ambience, while the patio offers an excellent outdoor space for dining or socialising. Set in the Forest of Dean countryside, Manderley is well-positioned for enjoying the beauty of nature and the conveniences of local life.

The village of Parkend has a Post Office, public houses, and CSMA. The town of Lydney which is approximately 5 miles away has a range of town facilities and train station.





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### KEY FEATURES

- Detached four-bedroom home
- Two spacious reception rooms
- Convenient three-car open garage
- Well-maintained gardens throughout
- Elevated views of surrounding nature
- Ideal location for outdoor enthusiasts





# STEP INSIDE

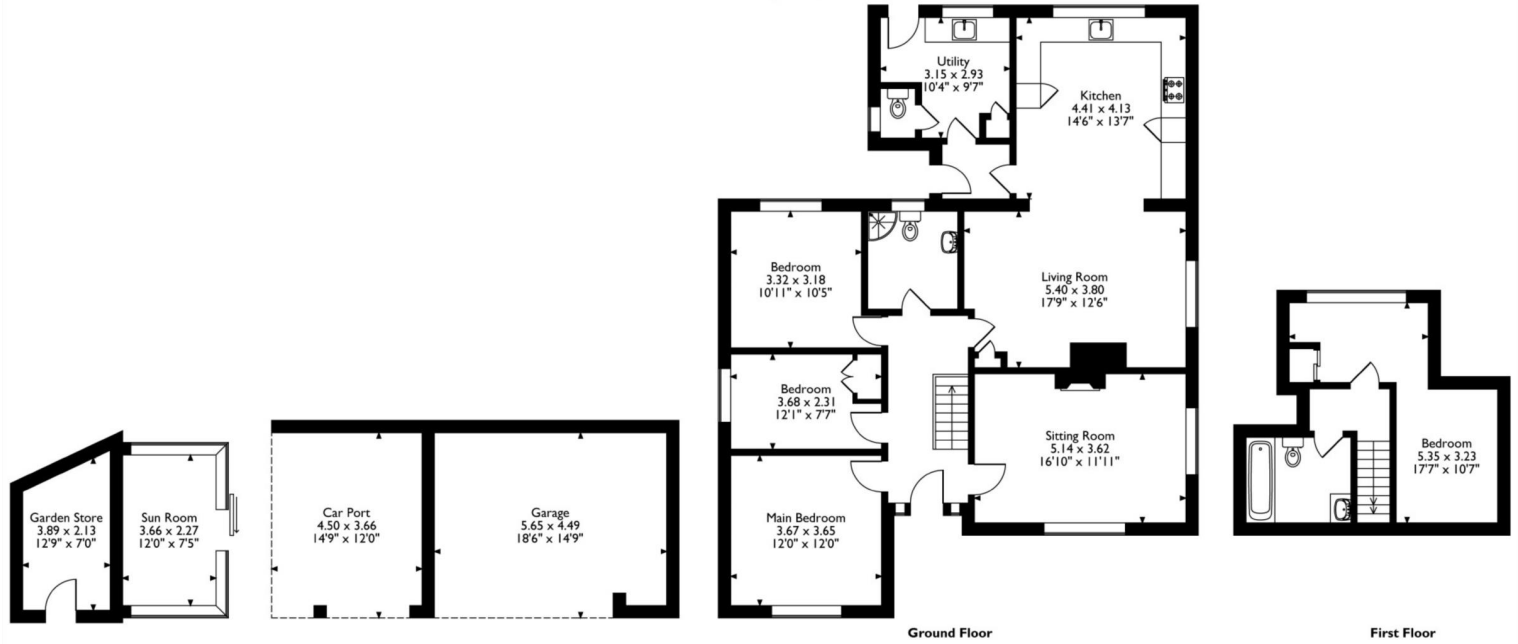


Upon entering, you'll find a bright and airy atmosphere, accentuated by large windows that invite ample natural light into the living spaces.

The two reception rooms provide versatile areas for both relaxation and socialising, with potential for personalisation to fit your family's needs.

The well-appointed kitchen is designed with functionality in mind, allowing for easy meal preparation and enjoying everyday family life.

Approximate Gross Internal Area  
 Main House = 147 Sq M/1729 Sq Ft  
 Garage = 25 Sq M/269 Sq Ft  
 OutBuilding = 17 Sq M/183 Sq Ft  
 Total = 189 Sq M/2181 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.

Each of the four bedrooms offers comfortable accommodation, with a large shower room on the ground floor and a bathroom on the first floor for added convenience.

The bathrooms are thoughtfully placed to serve both guests and family members. Throughout the property, tasteful decor and practical finishes ensure a home that feels both welcoming and functional.



# STEP OUTSIDE



Outside, Manderley impresses with a landscaped garden, designed to enjoy. The front garden, framed by low hedges, is a delightful introduction to the property, leading you towards the entrance of the house.

The expansive lawn is bordered by a variety of flowering plants, catering to the senses and encouraging outdoor leisure activities. Beyond the patio lies a separate structure, potentially serving as a garden shed or utility area, providing storage options. The surrounding greenery and trees provide a natural backdrop that enhances the property's appeal, allowing for peaceful outdoor enjoyment. With its elevated position, the property offers pleasant views over the rolling hills and gardens, ensuring a serene escape from the bustle of daily life.

## INFORMATION

Postcode: GL15 4JN  
Tenure: Freehold  
Tax Band: D  
Heating: Oil  
Drainage: Mains  
EPC: D







## DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	56	66
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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