



LYDNEY

Guide price **£410,000**



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# 18 THE SPIRES

Lydney, Gloucestershire GL15 5QX



Modern family home with a bright conservatory  
Spacious Garden perfect for entertaining and relaxation  
Quiet, sought-after location in Lydney

Located in the sought-after area of The Spires, Lydney, this charming four-bedroom link-detached home offers the perfect balance of comfort and convenience. With three generous reception rooms, an open-plan kitchen and dining area, and a low-maintenance rear garden, this property is ideal for both family living and entertaining.

Lydney is a vibrant market town on the edge of the Forest of Dean, offering the perfect blend of countryside living and modern convenience. The town provides a great choice of shops, supermarkets, cafés, and pubs, along with well-regarded schools and leisure facilities, making it a popular spot for families and professionals alike.

With the River Severn close by and the forest on the doorstep, there are endless opportunities for walking, cycling, and exploring the outdoors.

For those needing to commute, Lydney's railway station offers direct links to Gloucester, Newport, and Cardiff, and the excellent road network gives easy access to the M4, M5, and M48, ensuring connections to Bristol, Cheltenham, and beyond.





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#### KEY FEATURES

- Four-bedroom link-detached home
- Three spacious reception rooms ideal for family living and entertaining
- Open-plan kitchen and dining area for a welcoming atmosphere
- Low-maintenance enclosed rear garden for private outdoor space





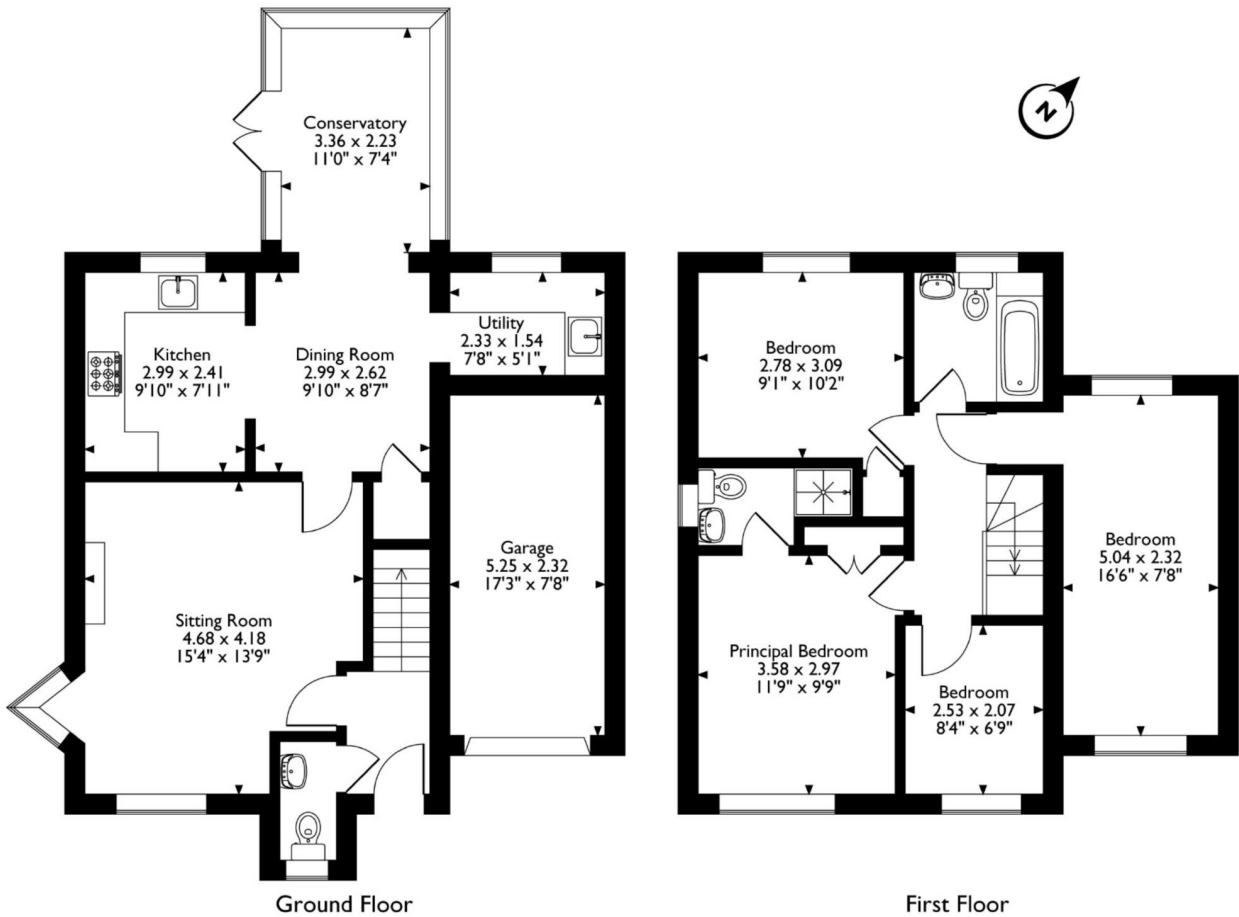
# STEP INSIDE



Upon entering, you're greeted by a spacious hallway leading to the heart of the home. The two reception rooms include a bright lounge with large windows overlooking the front of the property and a separate dining area perfect for family meals.

The modern kitchen is designed for both practicality and style, with plenty of worktop space and integrated appliances. The adjoining conservatory offers extra living space making this home perfect for families and entertaining.

Approximate Gross Internal Area  
Main House = 109 Sq M/1173 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 121 Sq M/1302 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, the four bedrooms are generously sized and thoughtfully laid out.

The master bedroom benefits from a stylish en-suite, while the family bathroom features modern fixtures and fittings to cater to daily needs.



# STEP OUTSIDE



At the front of the property, there is a driveway with parking for up to three vehicles.

The enclosed rear garden is a standout feature, offering a low-maintenance outdoor space that's perfect for relaxing or entertaining. With a combination of paved and gravelled areas, the garden provides separate spaces for seating, dining, or entertaining. It's an ideal spot for children to play or for adults to unwind in a private setting, without the need for extensive upkeep.

The home's location further enhances its appeal, it's just a short distance from Lydney's town amenities and Bathurst Park, offering easy access to shops, schools, and facilities.

## INFORMATION

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







DIRECTIONS  
///DRILLING.MILE.CAMPFIRES





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	67	
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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