



Old Dairy Way  
Netherend, Lydney, GL15 6NN  
Coming Soon

Register your interest with Dean Estate Agents to be among the first to receive further details for PHASE TWO at the popular Old Dairy Way development in Woolaston which is coming soon. Following the success of the initial release, this exciting next phase will offer a further selection of beautifully designed new homes from Bell Homes in this sought-after village location.

The Coberley is a spacious 4 double bedroom family home, downstairs the property offers a large kitchen/dining room with patio doors leading to the rear garden, whilst upstairs the property boasts the master bedroom being ensuite with a walk in dressing room. There are 3 further double bedrooms ideal for the growing family and a bathroom that has a bath and a separate shower cubicle. The property boasts a double garage & off road parking.

A development of thirty-six 2, 3 and 4 bedroom homes in the village of Woolaston in the Forest of Dean. Woolaston lies approximately 5 miles from Chepstow, making it a great place to commute to the likes of Bristol, and is surrounded by woodland and agricultural land.

## Area Map



## Floor Plan

**THE COBERLEY**  
FLOOR PLAN

ROOM	IMPERIAL / ' "	METRIC / mm
Living Room	11' 10" x 19' 1"	3610 x 5810mm
Kitchen / Dining	14' 10" x 17' 6"	4510 x 5342mm
Study	11' 8" x 8' 1"	3592 x 2488mm
Utility	10' 11" x 5' 8"	3312 x 1725mm

  

ROOM	IMPERIAL / ' "	METRIC / mm
Bedroom 1	14' 10" x 9' 11"	4510 x 3018mm
Bedroom 2	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 3	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 4	11' 5" x 8' 1"	3472 x 2455mm
Bathroom	8' 3" x 6' 6"	2500 x 1988mm
En-Suite	6' 2" x 6' 6"	1880 x 1988mm
Dressing	4' 11" x 6' 6"	1504 x 1988mm

**TOTAL FLOOR AREA**  
1543sqft / 143.4m<sup>2</sup>

**GROUND FLOOR**      **FIRST FLOOR**

CONSUMER CODE      HOMEWORKS      bellhomes

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

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## Energy Efficiency Graph

