



Woodleigh, Main Road Pillowell, Gloucestershire, GL15 4QY

Offers Over £400,000



VIRTUAL TOUR AVAILABLEMUST BE VIEWED*** Dean Estate Agents are delighted to present this beautifully extended and thoughtfully improved character cottage, offering a superb blend of charm and modern family living. The current owners have created an impressive two-storey extension which now provides a spacious master bedroom with far-reaching views, along with a contemporary kitchen/dining room – both enjoying bi-folding doors that draw in plenty of natural light and open directly onto the rear garden.

The cosy living room provides a warm and welcoming space, centred around a feature wood burner – perfect for relaxing evenings. The accommodation is further complemented by two additional bedrooms on the top floor and two well-appointed family bathrooms, making this an ideal home for families or those who enjoy entertaining.

Outside, the property benefits from a private, enclosed rear garden with a patio area for outdoor dining, a lawned section, mature shrubs and useful outbuildings offering excellent storage and flexibility. This is a truly delightful home that combines modern comforts with characterful charm.

Woodleigh is situated in the sought-after village of Pillowell, surrounded by woodland and countryside, and well known for its popular primary school and an excellent variety of walks. The nearby village of Yorkley offers further amenities including a doctor's surgery, community hall, convenience store, post office, primary school and a public house. Lydney is only a short drive away and provides a wider range of facilities to include supermarkets, a secondary school, independent shops and cafés, a library and a selection of takeaways.



Approached via a composite front door with frosted window into:

Lounge:

11'0" x 10'10" (3.37m x 3.31m)

Double panelled radiator, wood burner with stone surround, triple glazed UPVC window to front aspect, power & lighting, step up to:

First Floor Landing:

8'10" x 2'11" (2.70m x 0.89m)

Stairs up to second floor, stairs down to ground floor, doors to bathroom & bedroom one, power & lighting.

Family Bathroom:

8'9" x 5'7" (2.69m x 1.72m)

Bath tub, W.C., hand wash basin with storage below, heated towel rail, extractor fan, lighting.

Bedroom One:

12'3" x 11'11" (3.75m x 3.64m)

Bi-folding doors, double panelled radiator, velux window, power & lighting.

Second Floor Landing:

8'11" x 5'0" (2.72m x 1.54m)

Doors to bedrooms three & two, power & lighting.

Bedroom Two:

11'0" x 10'2" (3.37m x 3.10m)

Triple glazed UPVC window to front aspect, built in wardrobes, power & lighting, radiator.

Bedroom Three:

9'0" x 6'9" (2.75m x 2.08m)

Double panelled radiator, power & lighting, triple glazed UPVC window to rear aspect.

Ground Floor Hallway:
8'3" x 5'9" (2.54m x 1.77m)

Double panelled radiator, power & lighting, door to utility room & kitchen/dining room.

Kitchen/Dining Room:
16'2" x 15'10" (4.93m x 4.84m)

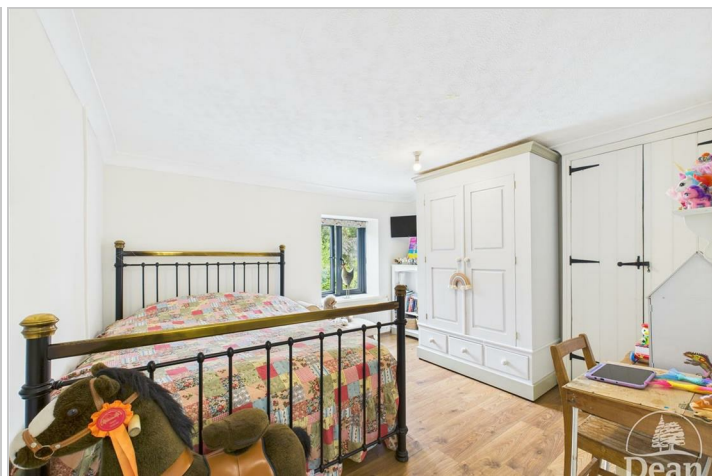
A range of eye level and base units, integrated fridge/freezer, integrated dishwasher, Rangemaster with extractor fan, one and a half sink with integrated drainer unit and Bristan taps, kitchen island with storage & space for stools, power & lighting, feature wall with exposed stone, space for dining room table, Bi-folding doors into the rear garden, UPVC door to front parking.

Utility/Shower Room:
8'2" x 5'5" (2.51m x 1.66m)

Heated towel rail, frosted UPVC triple glazed windows, power & lighting, space & plumbing for washing machine, boiler, W.C., shower cubicle.

Outside:

As you approach the garden via the bi-folding doors you are met with a large patio area overlooking the rest of the garden. Beyond this is a small laid to lawn area surrounded by mature shrubs. There is a large hedge in the middle of the garden separating the patio to the other half of the garden where you'll find a large storage shed, raised beds, greenhouse and the oil tank. There is side access to the front parking, water tap and power.



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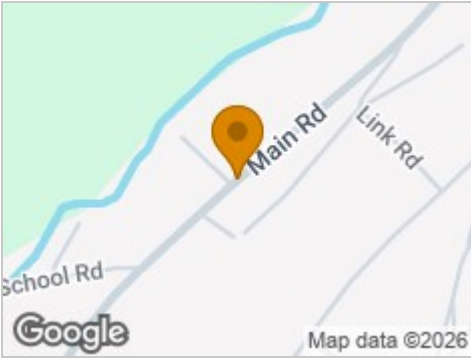
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

Road Map



Hybrid Map



Terrain Map



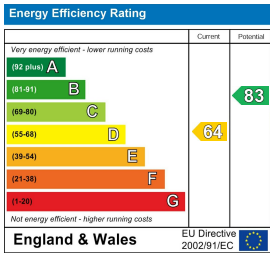
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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