



## Meadow Bank, Uphill Road Hangerberry, Lydbrook, Gloucestershire, GL17 9QW

£499,950

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents offer for sale this rural detached country property for sale with expansive gardens and forest views.

Discover your perfect countryside retreat! This detached property offers spacious living surrounded by stunning natural beauty. Enjoy large terraced gardens ideal for outdoor activities, gardening, or simply relaxing amidst nature. The property boasts breathtaking forest views, providing a peaceful and private atmosphere. There is no light pollution here so stargazing is assured.

Features include:

Generous living spaces with natural light

Large gardens perfect for outdoor entertaining and family activities

Scenic views of nearby forests and countryside

Detached structure offering privacy and tranquility

Potential for customization and expansion

Whether you're seeking a peaceful family home, a weekend getaway, or a private retreat, this property combines comfort, space, and natural beauty. Don't miss this opportunity to own a piece of the countryside!



Approached via a UPVC double glazed sliding door to the conservatory or to the far front aspect with a UPVC double glazed door to the kitchen. One will also find access to the two rear ground floor reception rooms via the rear of the conservatory.

Main entrance via the conservatory.

**Conservatory:**

13'5" x 8'9" (4.11m x 2.68m)

Constructed of UPVC double glazed windows and door, further door to the main entrance hallway.

**Entrance Hallway:**

13'3" x 6'2" (4.04m x 1.90m)

With super floor to ceiling exposed stone walling, laminate flooring, double radiator, understairs storage area, smoke alarm, steps down to the inner hallway.

**Inner Hallway:**

6'1" x 3'5" (1.86m x 1.06m)

Wood block flooring, storage cupboard, door

**Utility Room/Cloakroom:**

7'4" x 5'10" (2.25m x 1.80m)

Vanity wash hand basin, space & plumbing for washing machine, laminate flooring, double radiator, W.C., UPVC double glazed window, extractor fan.

**Study:**

12'0" x 9'3" (3.67m x 2.83m)

Rear aspect with laminate flooring, skylight, strip light, radiator, door to outside.

**Snug:**

12'2" x 9'1" (3.72m x 2.77m)

With twin skylights, laminate flooring, radiator, door to outside.

**Sitting Room:**

11'10" x 10'5" (3.63m x 3.20m)

Front aspect with UPVC double glazed window, parquet flooring, wood burner with stone chimney breast.

## Dining Room:

12'10" x 11'10" (3.93m x 3.62m)

UPVC double glazed window, double panelled radiator, wooden flooring, storage cupboards, smoke alarm, power & lighting.

## Kitchen:

12'8" x 9'1" (3.87m x 2.78m)

A range of base, wall and drawer units, double oven, 4 ring electric hob, extractor fan, plumbing for dishwasher, stainless steel one and a half bowl sink drainer unit, double panelled radiator, mains consumer unit, tiled flooring, UPVC double glazed windows, doors with rural views.

## First Floor Landing:

14'0" x 3'1" (4.27m x 0.95m)

Radiator, access to loft space, double power point, doors to two bedrooms & bathroom.

## Bedroom One:

12'1" x 10'8" (3.70m x 3.27m)

Front aspect UPVC double glazed window, exposed wood flooring, exposed forest stone walls, radiator.

## Bedroom Two:

14'0" x 8'8" (4.29m x 2.66m)

Front aspect with UPVC double glazed window to the front adjectival with rural woodland views.

## Bedroom Three:

12'5" x 8'11" (3.79m x 2.72m)

Access to loft spaces, UPVC double glazed windows to both the side and front aspect with rural woodland views, radiator.

## Bathroom:

10'8" x 6'1" (3.26m x 1.86m)

A modern suite comprising of a W.C., vanity wash hand basin, bath with thermostatic shower with rainfall shower head, aqua panelled walling, radiator, UPVC double glazed windows, linen cupboard with electric tubular heater.

## Outside:

If you are looking for a large garden with views, opportunities for vegetable gardens, relaxing and enjoying the rural countryside, you've found it. Meadowbank is as much about the outside as the inside, a lifestyle choice. There are several stone outbuildings and off road parking for several vehicles. The gardens are mainly lawned which have been terraced for ease of use, there is a lot of scope with this garden to make it your own, a gardener's dream! There is a patio area just outside of the conservatory perfect for seating and entertaining.

## Stone Outbuilding:

18'6" x 11'10" (5.64m x 3.62m)



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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



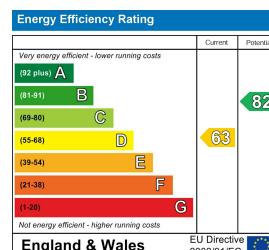
## Floor Plan



## 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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