H&H
HOUSE & HOME
PROPERTY AGENTS



11 Church Road

Aylburton, Lydney, GL15 6DB

£309,950

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Description

This charming character semi-detached stone cottage, believed to have been built circa 1911 to house local workers, is set just a short distance from the heart of the village and enjoys a wealth of period features throughout.

The accommodation is entered via a small entrance hall with turned staircase to the first floor and door leading into the cosy living room, featuring painted floorboards, a wrought iron wood burner and bespoke shutters. From here, access is provided to the rustic kitchen/dining room, again benefitting from a wrought iron wood burner and original quarry tiled flooring, creating a warm and characterful heart to the home.

Leading off the kitchen/dining room is the rear hallway, which gives access to the utility room, ground floor bathroom and direct access out to the garden.

To the first floor, the landing leads to three bedrooms.

Externally, the property enjoys cottage-style gardens to the front and a particularly generous, well-maintained south-facing garden to the rear, complete with productive vegetable and fruit patches, a well-kept lawn and useful outbuildings.

The property is situated within a small and sought-after village offering two thriving public houses and a local store. It is conveniently located approximately 6–7 miles from Chepstow and 2–3 miles from Lydney, both of which provide railway stations and excellent road networks, making larger towns and cities easily accessible for commuting.

Reception Hall

Approached via a UPVC panelled door with double glazed insert. Original quarry tiles to floor. Turn stairs to first floor landing. Door to living room.

Living Room

11'04 max x 10'05 max (3.45m max x 3.18m max)

Coving and picture rail. Fireplace with painted brick chimney, exposed stone lintel and wrought iron wood burner inset. Shelving and storage to to chimney recess. Painted wooden floor boards. Useful under stairs storage cupboard. UPVC double glazed window to front elevation with bespoke shutters. Door to kitchen dining room.

Kitchen Dining Room

14'05 mass x 11'01 max (4.39m mass x 3.38m max)

Stainless steel sink and mixer tao set over open storage with tile splash back. Space for cooker with Tile splash back and extractor with lighting over. Painted brick chimney breast with exposed stone lintel and wrought iron wood burner inset. Storage and shelving to chimney recess. Larder cupboard. Orginal quarry tiling to floor. Two UPVC double glazed windows to rear elevation. Door to rear hallway.

Rear Hallway

Opaque UPVC double glazed and panelled door rear garden. Open to utility room.

Utility Room

6'11 x 6'04 (2.11m x 1.93m)

Single drainer stainless steel sink and mixer tap set over storage unit. Plumbing and space for automatic washing machine. Freestanding oil fired combination boiler. UPVC double glazed window to side elevation. Door to ground floor bathroom.

Ground Floor Bathroom

Low level W.C. Pedestal wash hand basin. Bath with electric shower over. Full tiling to walls. Original quarry tiled floor. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Tel: 01291 418418

First Floor Stairs and Landing
Painted wooden floor boards. UPVC double glazed window to side elevation. Doors off.

Bedroom One
12'04 x 10'05 max to recess (3.76m x 3.18m max to recess)
Picture rail. Useful storage cupboards. Panelled radiator. UPVC double glazed window to front elevation with bespoke shutters.

Bedroom Two
11'01 x 8'01 (3.38m x 2.46m)
Airing cupboard. UPVC double glazed window to rear elevation.

Bedroom Three
10'08 x 7 (3.25m x 2.13m)
Painted wooden floor boards. UPVC double glazed window to rear elevation.

Garden
The cottage-style front garden is beautifully stocked with seasonal planting. To the rear, the generous south-facing garden is predominantly laid to well-maintained lawn, creating a wonderful space to enjoy throughout the day. There is a well-stocked and productive fruit and vegetable patch, along with established beds and borders. The garden also benefits from two useful outbuildings, an outside tap, and delightful views of the old stone church from the rear.

Parking
On street parking

Material Information
Tenure - Freehold
Council Tax Band - B
Mains electricity. Mains water. Mains drainage. Oil fired central heating.
We are informed the property is standard construction.
Broadband and mobile coverage.
Please check the Ofcom website for broadband and mobile coverage: https://checker.ofcom.org.uk/

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









Road Map



Hybrid Map



Terrain Map



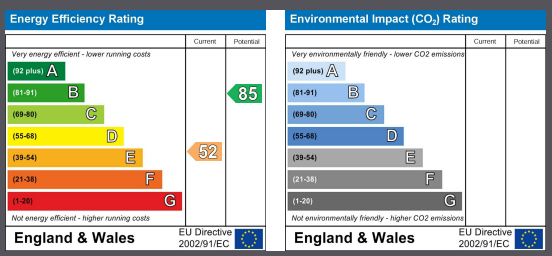
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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