



SHALOM

WOOLASTON GRANGE | LYDNEY | GLOUCESTERSHIRE



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OFFERED FOR SALE FOR THE FIRST TIME SINCE IT WAS BUILT IN THE 1980'S. SHALOM IS A THREE BEDROOM DETACHED BUNGALOW (SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION). CENTRALLY POSITIONED ON A GENEROUS PLOT APPROACHING HALF AN ACRE, THE PROPERTY BOASTS COUNTRYSIDE VIEWS, AMPLE OFF-ROAD PARKING AND AN ATTACHED DOUBLE GARAGE. THE PROPERTY IS SITUATED ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF WOOLASTON WITH THE A48 BEING EASILY ACCESSIBLE.

- Three bedroom detached bungalow with attached double garage •
 - Subject to an Agricultural Occupancy Condition •
 - In need of modernisation throughout •
- Spacious driveway offering parking for multiple vehicles •
 - Superb countryside views across neighbouring fields •
 - Generous sized plot approaching half an acre •
 - Excellent accessible location •
 - Freehold with vacant possession •
 - Offered with no onward chain •

DISTANCES FROM SHALOM

Woolaston 1.5 miles • Lydney 4.4 miles • Chepstow 4.7 miles
Monmouth 15.1 miles • Bristol 22.4 miles • Newport 23.6 miles
Gloucester 25.6 miles • Cardiff 34.8 miles • London 129 miles

Lydney Train Station 4.6 miles • Chepstow Train Station 4.9 miles

Bristol Airport 33.3 miles • Cardiff Airport 49.2 miles
Birmingham Airport 84.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The popular village of Woolaston offers a village shop, primary school, playing fields and a variety of public houses. Lydney, which is only a short drive away, offers further extensive amenities and facilities including a Tesco Superstore, a range of smaller high street shops and cafes, Lydney golf club and popular leisure centre, Freedom Leisure.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent education (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education. Chepstow also offers a Tesco Superstore, M&S Foodhall, leisure centre and high street shops. On the edge of the town closest to Shalom you will find Wydean School and Sixth Form Centre and heading towards Newport you will find St Pierre Golf Club.

The historic border town of Monmouth is just over 15 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Bristol is just over 20 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 34.8 miles from the property, has a similar offering. Newport and Gloucester are 23.6 and 25.6 miles away respectively.

An abundance of tourism and recreational activities exist within The Forest of Dean and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Shalom offers an excellent opportunity to acquire a three bedroom detached bungalow requiring modernisation throughout benefitting from countryside views across neighbouring fields. Owned by the same family since it was built in 1981, the property is now ready for its next chapter.

Step into the entrance hall which offers access to the sitting room and inner hallway. The sitting room is light and airy with dual aspect windows and a fireplace with stone facade.

The accommodation has been thoughtfully laid out with bedrooms and bathroom situated to the left end with the living accommodation to the right end.

The dining room is spacious and benefits from a door leading out to the rear garden and a faux fireplace. A door from this room opens into the kitchen which currently has wooden base and wall units with a window conveniently positioned above the sink enjoying a peaceful view. A large pantry cupboard compliments the space, and a door takes you into the utility room where you will also find a wet room.

The inner hallway provides access to three double bedrooms and the family bathroom. Each of the bedrooms enjoys a pleasant view to either the side or front aspect. An airing cupboard completes this side of the property.



OUTSIDE

Shalom benefits from off-road parking for multiple vehicles. The bungalow is positioned in a plot approaching half an acre offering a purchaser scope to landscape a practical garden with space for outbuildings if needed.

A patio sits perfectly to the side of the property providing an excellent space to soak up the countryside views. Hedging borders the level lawns, driveway and orchard which hosts a variety of fruit trees.

Attached to the property is a double garage which can be accessed internally via the rear porch and externally via up and over doors. Attached to the garage are two purpose built kennels and a brick built shed.

KEY INFORMATION

Agents Note: An overage clause will be included in the sale contract which will capture 30% uplift in value, for any future planning permission granted for a replacement dwelling or if the Agricultural Occupancy Condition is removed. The overage will run for a period of 30 years.

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

Local Authority: Forest of Dean District Council. Telephone: 01594 810000

Viewings: Strictly by appointment with the selling agents

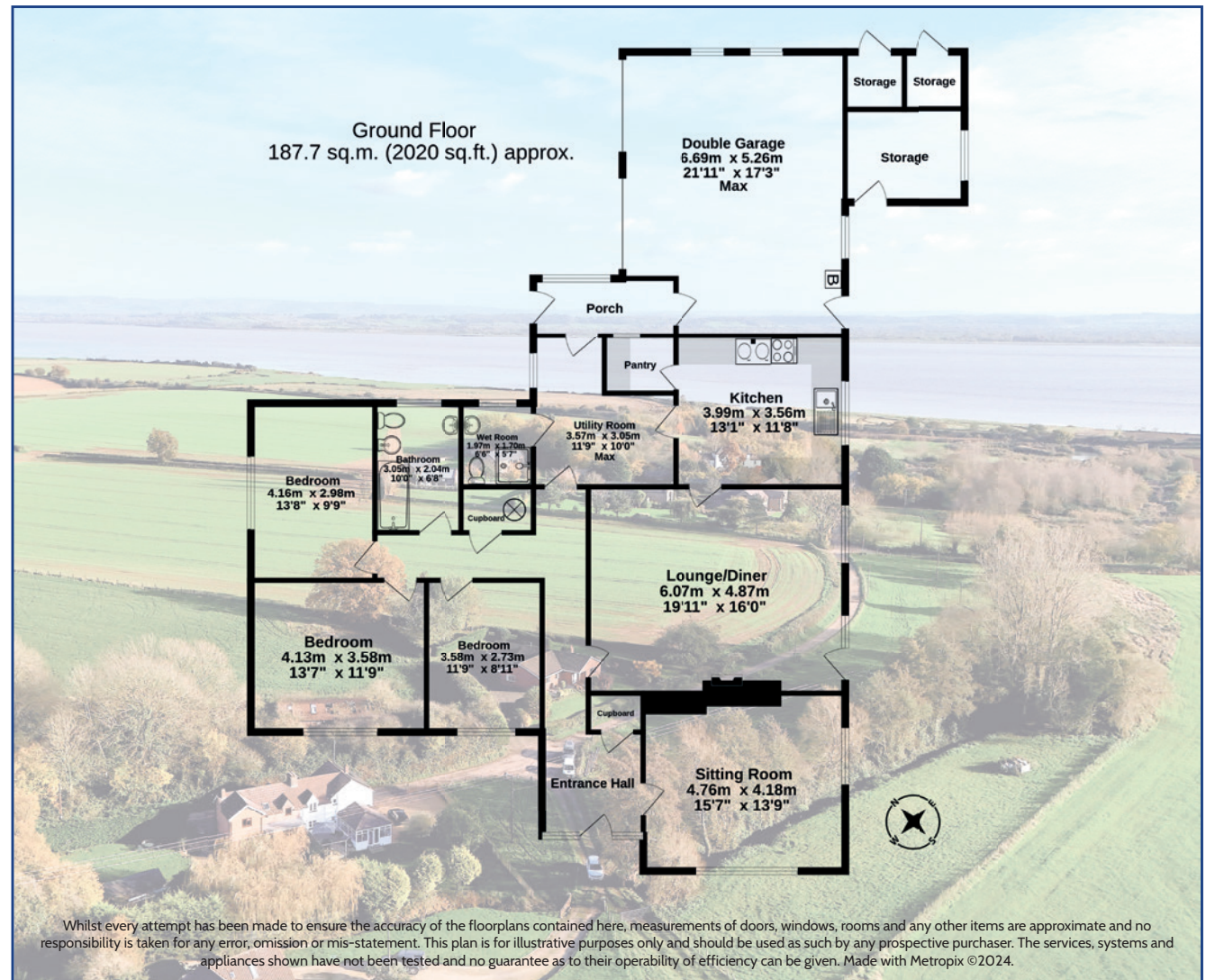
Directions: From Chepstow proceed in the direction of Gloucester. Continue for approximately 5 miles and turn right opposite Wyvern Garage. Shalom will be found shortly after on your left.

Postcode: GL15 6PP

 craftsman.trickles.headline

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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