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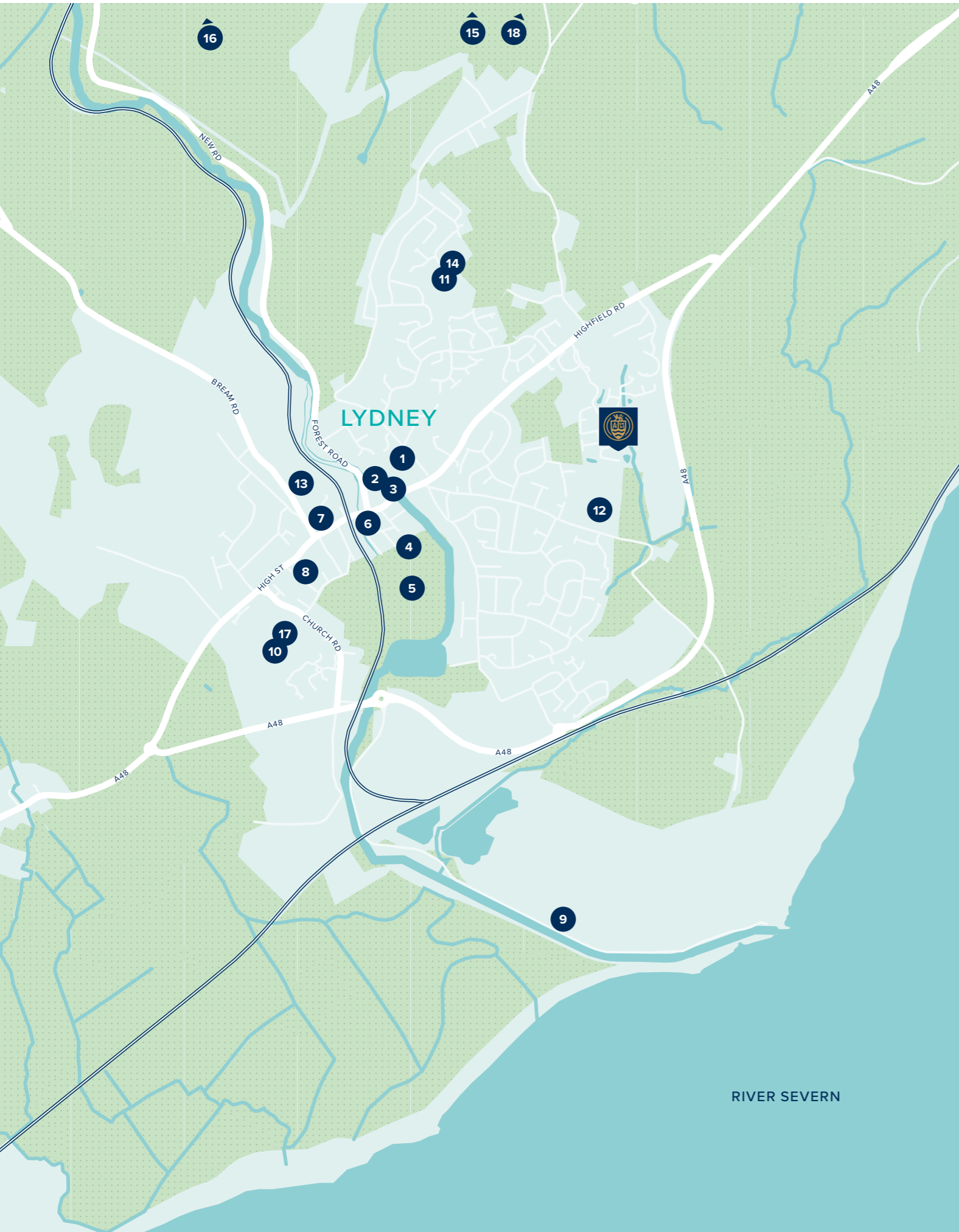
# MIRUM PARK

LYDNEY • GLOUCESTERSHIRE

2, 3 and 4 bedroom homes in an established community  
in the beautiful Forest of Dean District in Gloucestershire.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LYDNEY

Lydney has everything you would expect from a small town and more: education for all years, great transport links and opportunities both to relax and to seek adventure.

On your doorstep

In addition to excellent range of amenities, this established community has a good range of high street shops along with team sports and great restaurants.

- 1 Lydney GPs Practice
- 2 Lydney Post Office
- 3 Co-op
- 4 Lydney Rugby Football Club
- 5 Lydney Recreation Ground
- 6 The Ugly Duckling
- 7 Bengal Balti
- 8 Tesco Superstore
- 9 Lydney Harbour
- 10 Freedom Leisure

Education

Lydney offers a selection of primary schools, several of which are rated 'Good' or above by Ofsted. Uncommonly for a small town, it accommodates a secondary school, the Dean Academy.

- 11 Primrose Hill Nursery
- 12 Sevenbanks Primary School
- 13 Lydney Church of England Community
- 14 Primrose Hill Church of England Primary Academy
- 15 Yorkley Primary School
- 16 Pillowell Community Primary School
- 17 The Dean Academy (Secondary)
- 18 The Forest High School (Secondary)

Travel

Mirum Park is located just off the A48 Lydney bypass, which links the town to Gloucester and the M5 to the east, and to Chepstow and the M4 to the west. Lydney station provides direct trains to Gloucester, Cheltenham Spa, Newport and Cardiff.



Lydney station – 14 mins



Gloucester – 30 minutes  
 M5 motorway – 36 minutes  
 Bristol – 42 minutes  
 Bristol Airport – 55 minutes  
 Worcester - 1 hour  
 Birmingham Airport – 1 hour 29 minutes

✈️ (From Lydney Station)

Gloucester – 19 minutes  
 Cheltenham Spa – 31 minutes  
 Cardiff – 47 minutes  
 Bristol – 57 minutes





## MIRUM PARK

1 Daffodil Drive, off Highfield Road, Lydney  
Gloucestershire, GL15 5RE

For all enquiries please call

**01594 501 812**

**[crestnicholson.com/mirum-park](https://crestnicholson.com/mirum-park)**

### A NEW DESTINATION IN THE FOREST OF DEAN

The historic town of Lydney forms part of a ribbon of settlements running along the River Wye in the picturesque Forest of Dean.

This small town is rapidly growing in popularity following the removal of the Severn Bridge toll, which provides free access to Bristol in under 45 minutes and the redevelopment of Lydney Harbour into a major tourism destination.

Lydney boasts a great selection of pubs, cafés and restaurants. In the immediate vicinity country pubs offer roaring fires and excellent food, and nearby hotels serve luxurious afternoon teas, modern European cuisine, or more exotic dishes – something for everyone.

While Lydney High Street has a good selection of shops, a much wider choice is available in nearby Gloucester - both

quirky independent shops and artisan delicatessens in the city, and high street and designer brands at Gloucester Quays and Eastgate shopping centres.

Sports are popular in Lydney, with rugby football, cricket, hockey teams and more based at Lydney Recreation Ground, where a popular Parkrun operates weekly. Lydney has the added attraction of a 1920s lido, the Bathurst Swimming Pool – named after the owners of the nearby Lydney Park Estate.

The Royal Forest of Dean offers infinite walks and cycle paths, set among rolling hills and dense woodland. A heritage railway between Lydney and Parkend

provides an alternative route through this picturesque landscape, which is dotted with country pubs and artisan eateries.

Within less than 30 minutes' drive of Mirum Park, you'll find Lydney Park Estate's gardens, museum and Roman amphitheatre, The Forest of Dean Sculpture Trail, Go Ape, Goodrich Castle and the Wye Valley Area of Outstanding Natural Beauty. For those who love adventure, the options are endless: rock climbing, canoeing, caving, mountain biking, archery, golfing, horse riding, and water sports are all available nearby.

This enviable location offers something for every personality and priority.





## THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME





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## THE CHESHAM

3 Bedroom Home

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### GROUND FLOOR

#### DINING AREA

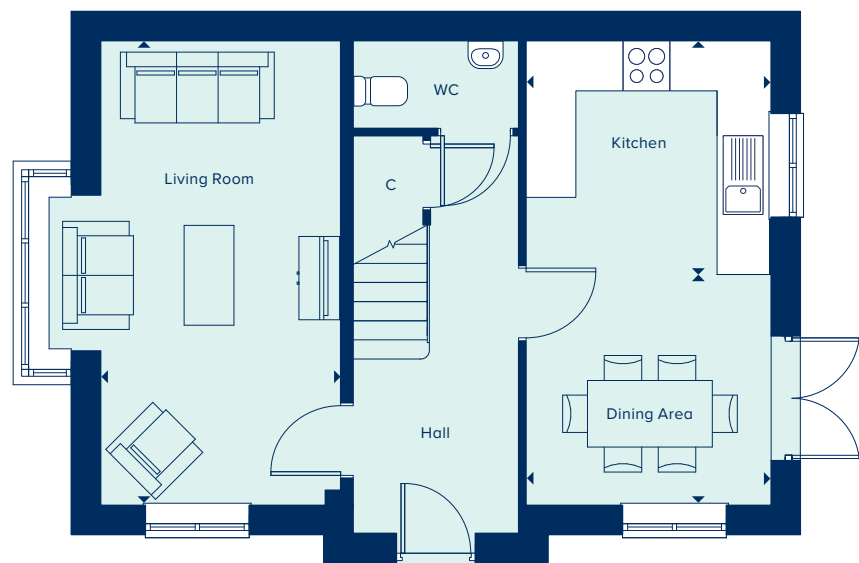
2.94m x 2.77m 9'8" x 9'1"

#### KITCHEN

2.94m x 2.80m 9'8" x 9'2"

#### LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

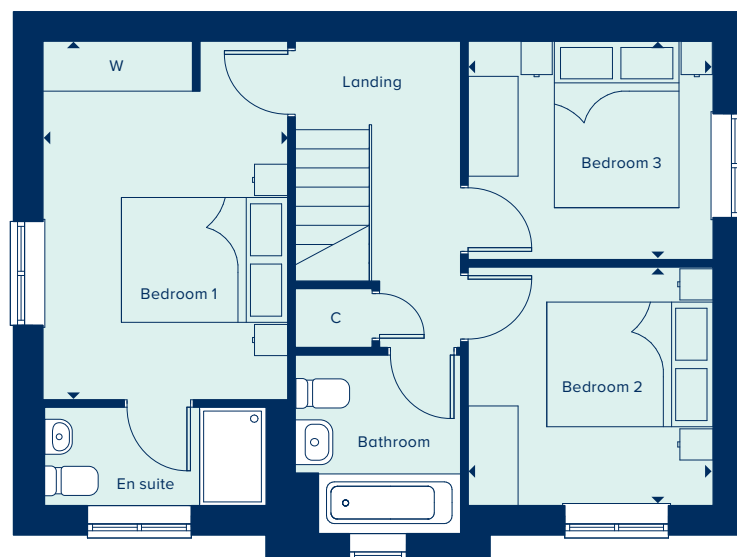
4.31m x 2.94m 14'1" x 9'8"

#### BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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## THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



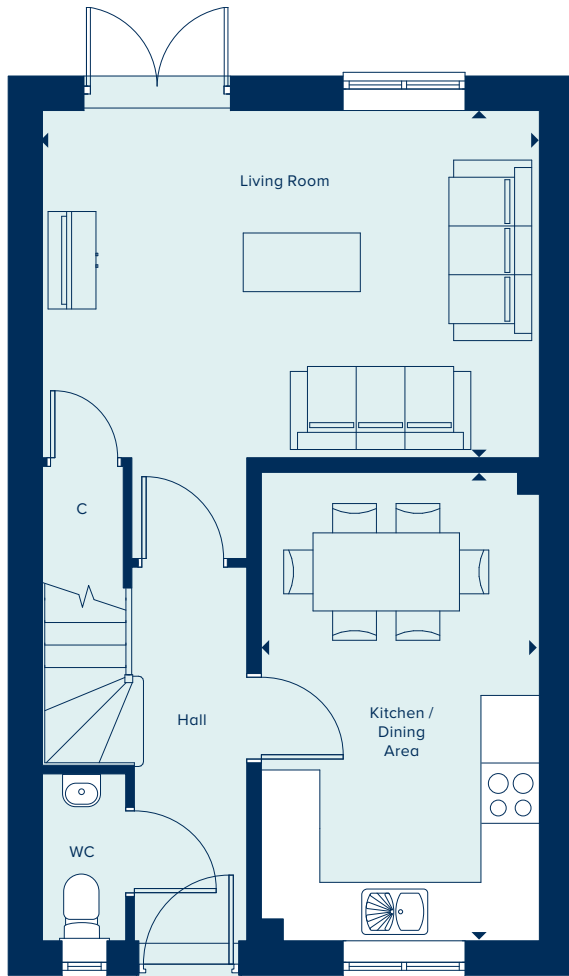


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## THE EVESHAM

3 Bedroom Home

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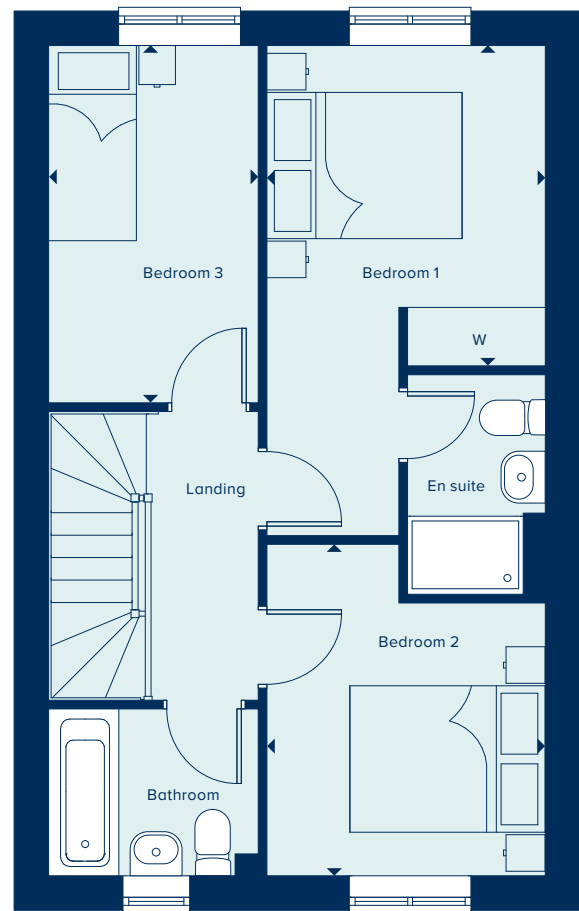
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.82m x 2.89m      15'10" x 9'6"

#### LIVING AREA

5.09m x 3.59m      16'8" x 11'9"



### FIRST FLOOR

#### BEDROOM 1

3.28m x 2.85m      10'9" x 9'4"

#### BEDROOM 2

3.39m x 2.85m      11'1" x 9'4"

#### BEDROOM 3

3.66m x 2.15m      12'0" x 7'0"

C Cupboard    W Wardrobe

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## THE FILEY

A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



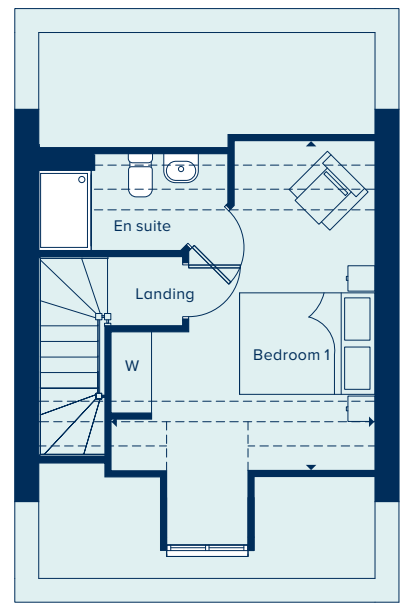
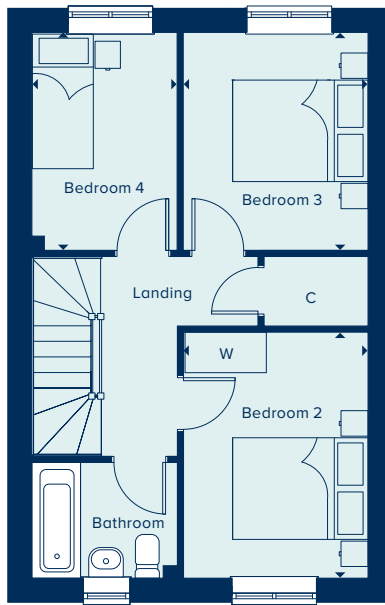
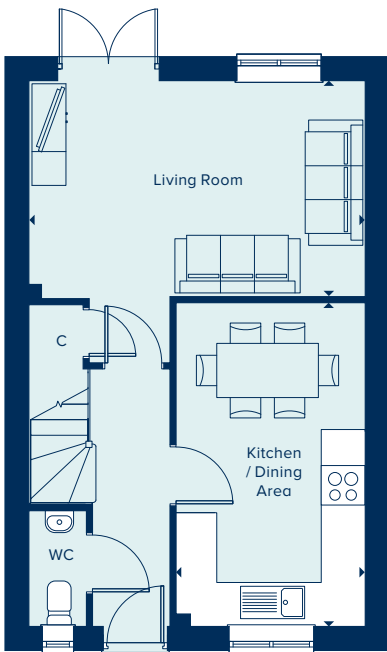




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**THE FILEY**  
4 Bedroom Home

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**GROUND FLOOR**

**LIVING ROOM**

4.97m x 3.19m      16'3" x 10'6"

**KITCHEN / DINING AREA**

4.78m x 2.79m      15'8" x 9'2"

**FIRST FLOOR**

**BEDROOM 2**

3.64m x 2.74m      11'11" x 9'0"

**BEDROOM 3**

3.23m x 2.73m      10'7" x 8'11"

**BEDROOM 4**

3.23m x 2.15m      10'7" x 7'1"

**SECOND FLOOR**

**BEDROOM 1**

4.87m x 3.87m      15'11" x 12'8"

C Cupboard   W Wardrobe   ● Specification

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## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



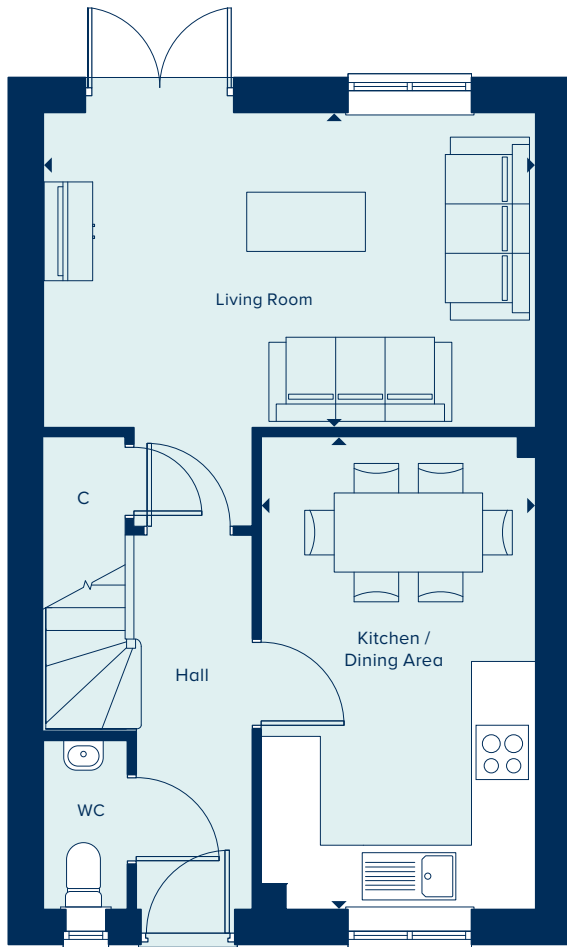


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## THE HATFIELD

3 Bedroom Home

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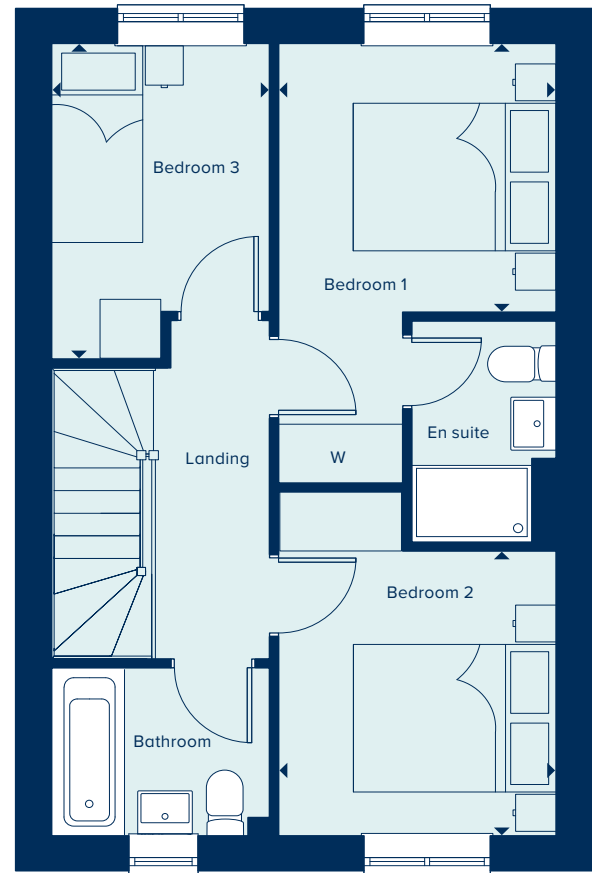
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m      16'4" x 10'5"



### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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**MIRUM PARK, LYDNEY**

# DEVELOPMENT PLAN

A stunning development of 2, 3 and 4 bedroom homes set within the beautiful Gloucestershire countryside. Located within a rural location within an established community and offering great commuter links.

2, 3 & 4 BEDROOM HOMES





**2 BEDROOM HOMES**

■ The Lulworth

**3 BEDROOM HOMES**

■ The Hatfield

■ The Evesham

■ The Chesham

**4 BEDROOM HOMES**

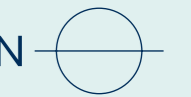
■ The Filey

■ The Romsey

■ The Marlborough

■ The Winkfield

■ Affordable Housing



V Visitor Parking



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## **MIRUM PARK, LYDNEY**

1 Daffodil Drive, off Highfield Road, Lydney  
Gloucestershire, GL15 5RE

For all enquiries please call

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### **House Type Illustration**

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### **Development Map/Site Plan**

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## THE ROMSEY

The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs the four bedrooms are generously proportioned, with the main bedroom benefiting from an en suite and a fitted wardrobe.

4 BEDROOM HOME



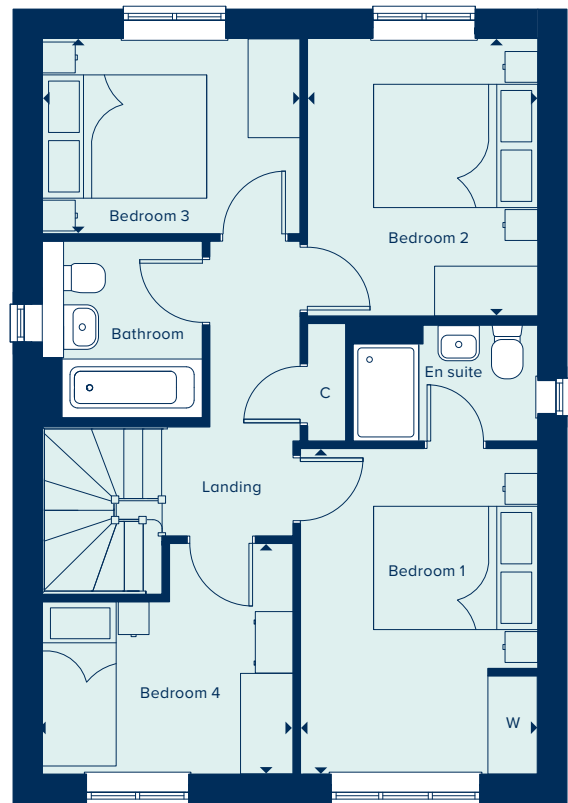
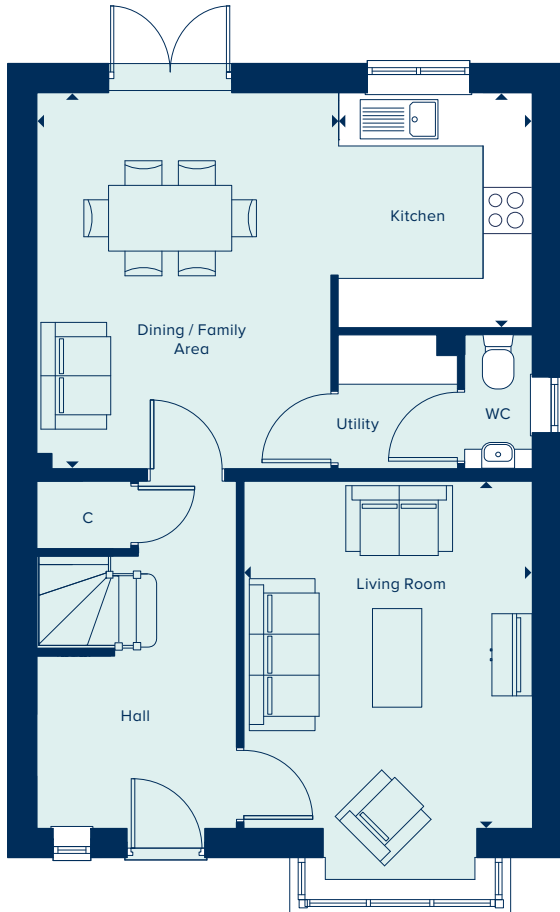


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## THE ROMSEY

4 Bedroom Home

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### GROUND FLOOR

#### KITCHEN

2.86m x 2.44m 9'4" x 8'0"

#### DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

#### LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

#### BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

#### BEDROOM 3

3.14m x 2.38m 10'3" x 7'8"

#### BEDROOM 4

3.05m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Romsey

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