



**FREEHOLD**

**£625,000**



## **WINKLEIGH HOUSE, OAKLAND ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9JX**

- FOUR BEDROOMS
- KITCHEN
- FAMILY BATHROOM
- IN NEED OF COMPLETE MODERNISATION
- NUMEROUS OUTBUILDINGS
- THREE RECEPTION ROOMS
- SHOWER ROOM
- PLANNING PERMISSION FOR EXTENSION & A PAIR OF SEMI-DETACHED HOUSES (P1212/23/OUT), (P1213/23/FUL)
- LARGE GARDENS (APPROX. 2/3 ACRE)
- SOUGHT AFTER LOCATION ADJACENT TO OPEN WOODLAND

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# WINKLEIGH HOUSE, OAKLAND ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9JX

**A SUBSTANTIAL FOUR BEDROOM THREE RECEPTION ROOM DETACHED PERIOD HOUSE WITH LARGE GARDENS AND GROUNDS, AN ARRAY OF OUTBUILDINGS AND BENEFITING FROM PLANNING PERMISSION TO DEVELOP THE HOUSE AND GARDENS WITH EXTENSIONS TO THE HOUSE AND THE ERECTION OF A PAIR OF SEMI-DETACHED HOUSES. THE PROPERTY IS SITUATED IN A SOUGHT AFTER LOCATION AND IS ADJACENT TO OPEN WOODLAND.**

Harrow Hill is a popular and sought after Village above the Village of Drybrook. Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Accommodation comprises -

Entrance door to -

**Hall:** Under-stairs storage cupboard.

**Lounge:** 13' 1" x 11' 10" (4m x 3.6m), Tiled fireplace, window.



**Dining Room/Bedroom Four:** 11' 6" x 10' 6" (3.5m x 3.2m), Tiled fireplace, window.

**Breakfast Room:** 13' 1" x 9' 10" (4m x 3m), Tiled fireplace, walk-in pantry, window.

**Kitchen:** 19' 4" x 5' 11" (5.9m x 1.8m), Sink unit tiling to walls, wall and base units windows.

**Side Hall:** Doors to front and rear.

**Rear Hall:** , Door to outside.

**Shower Room:** 13' 1" x 5' 11" (4m x 1.8m), Sink unit, shower cubicle, window.

**First Floor Landing:** ,

**Bedroom One:** 11' 10" x 11' 6" (3.6m x 3.5m), Window.

**Bedroom Two:** 11' 6" x 10' 10" (3.5m x 3.3m), Window.

**Bedroom Three:** 9' 10" x 8' 10" (3m x 2.7m), Window.

**Upstairs Kitchen:** 10' 2" x 9' 6" (3.1m x 2.9m), Sink unit, wall and base units, window.

**Bathroom:** 8' 2" x 7' 7" (2.5m x 2.3m), Three piece suite, window.

**Outbuildings:**

Attached workshop - 16' 5" x 13' 5" (5m x 4.1m)

Store Room - 8' 10" x 6' 11" (2.7m x 2.1m)

Workshop - 13' 5" x 9' 6" (4.1m x 2.9m)

Workshop 'L' shaped- 39' 4" x 18' 4" x 29' 2" (12m x 5.6m x 8.9m)

Garage - 16' 5" x 8' 2" (5m x 2.5m)

Workshop - 37' 9" x 16' 1" (11.5m x 4.9m)

Workshop - 35' 9" x 28' 10" (10.9m x 8.8m)

First Floor Office - 23' 11" x 14' 5" (7.3m x 4.4m)

**Garden:** Garden and ground are of approximately 2/3 acre with greenhouse, grassed area, plenty of outbuildings and woodland.

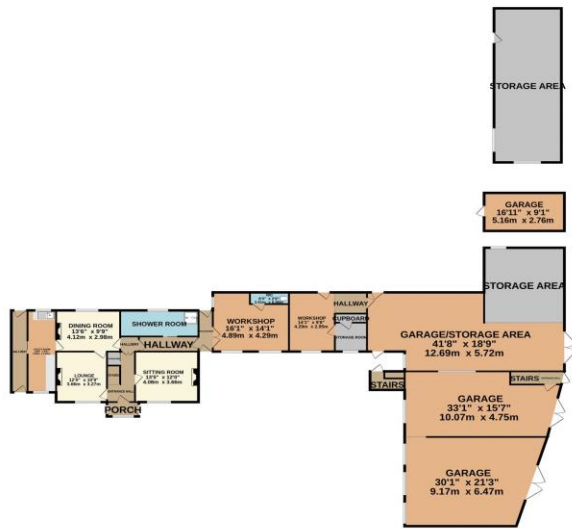
**Services:** Mains water, electricity and drainage are connected to the property.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

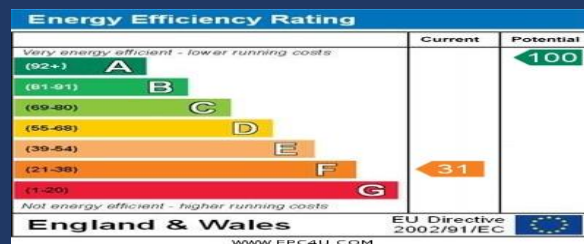
1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA: 5217 sq.ft. (484.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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