



FREEHOLD

£475,000



**WINDY RIDGE, HIGH STREET, DRYBROOK, GLOUCESTERSHIRE,
GL17 9EU**

- FOUR BEDROOMS (ONE EN-SUITE)
- DINING ROOM/SNUG
- DOWNSTAIRS CLOAKROOM & UTILITY
- BEAUTIFUL GARDEN
- GAS CENTRAL HEATING
- KITCHEN/BREAKFAST ROOM
- LARGE LIVING ROOM
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- PANORAMIC VIEWS

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WINDY RIDGE, HIGH STREET, DRYBROOK, GLOUCESTERSHIRE, GL17 9EU

KJT RESIDENTIAL ARE EXCITED TO SHOWCASE THIS STUNNING FOUR BEDROOM DETACHED PROPERTY. THE HOUSE HAS BEEN COMPLETELY REFURBISHED TO AN EXCEPTIONAL STANDARD AND EXTENDED TO GIVE EXTRA SPACE IN THIS DELIGHTFUL FAMILY HOME.

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.

From the garden, UPVC part glazed door to -

Entrance Hall: Wood effect floor, part panelled feature wall with hanging space, radiator, window and door to rear.

Kitchen/Breakfast Room: 20' 0" x 11' 9" (6.09m x 3.59m), Beautifully laid out room with kitchen units to one end and breakfast area to the other for cosying in front of the wood burner. The modern style kitchen affords wall and base units providing ample worktop and storage space. There is a fitted double oven, induction hob with extractor over, fridge freezer and dishwasher, one and a half bowl sink unit with mixer tap and splash back. Centre stage is an island/breakfast bar with integral wine fridge, wood effect floor runs throughout. There is a wood burner with oak mantle over, bay windows to front and rear window, letting the sun flood in.



Dining Room/Snug: 11' 5" x 11' 3" (3.48m x 3.44m), Wood effect floor, window overlooks the garden, radiator, door to -

Cloakroom/Utility: Low level W.C., sink unit and within a cupboard there is plumbing for an automatic washing machine, tumble dryer and storage space, window.

Off the dining room -

Living Room: 15' 6" x 12' 0" (4.73m x 3.67m), This is part of the new extension, the owners have created the lovely room with windows to two aspects having a great outlook, radiator.



From hall, stairs to -

First Floor Landing: Windows to two aspects, access to loft via pull down ladder (there is electric and water supply), radiator.

Master Bedroom: 11' 10" x 10' 5" (3.6m x 3.18m), Again part of the extension, this room really has the 'wow' factor. As well as a window with stunning views, a Juliette balcony overlooks a babbling brook to gently lull you to sleep, radiator. Dressing room with plenty of shelving and hanging space. En-suite comprising shower cubicle, low level W.C., vanity wash hand basin, tiled effect floor, window, radiator.

Bedroom Two: 12' 4" x 11' 3" (3.75m x 3.43m), bay window to front, again having stunning views over the rooftops towards Ruardean Hill, feature panelled wall, radiator.

Bedroom Three: 11' 10" x 7' 10" (3.6m x 2.39m), Feature panelled wall, radiator, window.

Bedroom Four: 11' 5" x 7' 10" (3.48m x 2.39m), Radiator, window with stunning view.

Family Bathroom: Beautifully fitted four piece suite comprising panelled bath, low level W.C., vanity wash hand basin & shower cubicle with rain shower head, tiled walls, Victorian style heated towel rail, window.

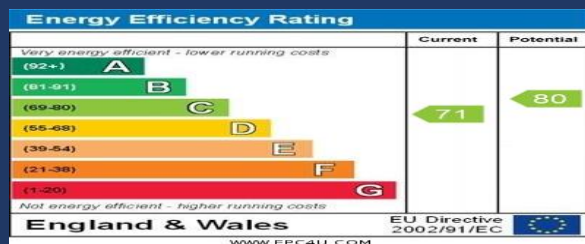
Outside: Double gates lead on to the driveway providing ample off road parking. There is a garage with up and over door, power & light. The gardens lie predominantly to the front and side, there is a large patio, perfect for outdoor entertaining and decked pergola with lovely views, raised beds with 'sleeper' borders which are well stocked with shrubs and seasonal planting and there are rockeries also with established plants. Steps lead down to a lawn where there is a greenhouse, the garden is bordered by a brook and has fenced boundaries.

Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



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.

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ABOUT
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