



**FREEHOLD**

**£275,000**



**PAWLETT LODGE, HIGH STREET, DRYBROOK,  
GLOUCESTERSHIRE, GL17 9EU**

- UNIQUE THREE BEDROOM DETACHED HOME
- AMPLE OFF ROAD PARKING AND GARAGE
- OFFERED WITH NO ONWARD CHAIN
- POST MODERN STYLED WITH AN INTERESTING SPLIT LEVEL INTERIOR
- GOOD SIZE GARDENS
- SOLAR PANELS

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## PAWLETT LODGE, HIGH STREET, DRYBROOK, GLOUCESTERSHIRE, GL17 9EU

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS UNIQUE POST MODERN INSPIRED THREE BEDROOM DETACHED HOME CONVENIENTLY SITUATED ON THE OUTSKIRTS OF DRYBROOK. THIS DISTINCTIVE PROPERTY BOASTS SPACIOUS AND BRIGHT LIVING AREAS, AMPLE OFF-ROAD PARKING, A GARAGE AND GENEROUS GARDENS ENHANCED BY A CHARMING STREAM. ALTHOUGH REQUIRING SOME UPDATING AND REFURBISHMENT, THIS COULD BE AN OUTSTANDING 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.

Double glazed door to -

**Entrance Hall:** 7' 7" x 7' 7" (2.3m x 2.3m), Built-in cupboard, radiator, Parquet flooring.

**Bathroom:** 8' 2" x 6' 4" (2.49m x 1.93m), Three piece suite comprising bath with shower over, low level W.C., pedestal wash hand basin, towel rail radiator, tiling to walls and floor, obscured glass window to side.

**Kitchen/Diner:** 8' 2" x 14' 7" (2.49m x 4.45m), Fitted at wall and base level providing worktop and storage space, tiled splash-backs, breakfast bar, sink unit, space for fridge/freezer, plumbing for automatic washing machine, tiled floor, window to side. The dining area has French doors to rear garden, Parquet flooring, built-in cupboard, radiator, steps up to the upper ground floor living room. From Kitchen, door to -



**Utility:** Fitted with base level units, space for tumble dryer, radiator, two windows and door to rear garden, door to -

**Downstairs W.C.:** Low level W.C., wash hand basin, window.

**Living Room:** 17' 5" x 12' 0" (5.31m x 3.66m), High vaulted ceilings, windows to front and rear, fireplace with inset gas fire, radiator, first floor stairs to -

**Landing:** Airing cupboard housing Worcester boiler providing central heating and domestic hot water.



**Bedroom One: 14' 8" x 8' 8" (4.47m x 2.64m),**  
Built-in double wardrobe, vanity wash hand basin, radiator, window to rear and door to balcony.

**Bedroom Two: 14' 8" x 8' 2" (4.47m x 2.49m),**  
Built-in wardrobe, radiator, windows to side.

**Bedroom Three: 10' 7" x 8' 4" (3.23m x 2.54m),**  
Built-in wardrobe and storage cupboards, radiator, window to side.

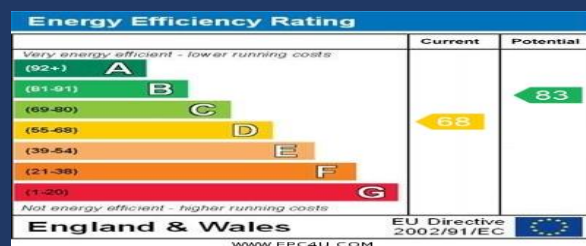
**Outside:** To the front, a driveway provides ample parking, to the side is a single garage with roller door and rear door to garden. The enclosed rear garden is south facing and mainly laid to lawn. There is a decked seating area and a stream runs along the bottom.

**Services:** All main services 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.

**01594 823033**



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ABOUT  
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