



Ivybrook, China Court Morse Road
Drybrook GL17 9AT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Ivybrook, China Court Morse Road

Drybrook GL17 9AT

£460,000

Situated in an ELEVATED POSITION within GARDENS AND GROUNDS APPROACHING A THIRD OF AN ACRE is this SPACIOUS FOUR BEDROOM DETACHED COTTAGE with the living space arranged over the first floor to maximise the superb countryside views. This ideal family home was EXTENDED IN THE 1970'S and benefits from FOUR BEDROOMS, THREE RECEPTION ROOMS, UTILITY, GARAGE, GATED AMPLE OFF-ROAD PARKING and WELL MAINTAINED GARDENS and is LOCATED WITHIN EASY ACCESS OF THE NEARBY SCHOOLS INCLUDING OUTSTANDING RATED DENE MAGNA.

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a peaceful and rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a primary school, a village hall, a post office, and a local shop. Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.



A partly glazed composite door leads into;

ENTRANCE HALL

Radiator, doors leading into bedrooms one and two. Leads through to;

INNER HALL

Radiator, doors into bedrooms three and four, family bathroom and Utility. Stairs lead to the first floor.

BEDROOM ONE

11'06 x 8'11 (3.51m x 2.72m)

Built in wardrobes, radiator, window to front aspect with countryside views.



BEDROOM TWO

10'10 x 9'01 (3.30m x 2.77m)

Radiator, window to front aspect with countryside views.

BEDROOM THREE

10'11 x 8'08 (3.33m x 2.64m)

Fitted double wardrobe, radiator, window to front aspect with countryside views.

BEDROOM FOUR

10'00 x 8'10 (3.05m x 2.69m)

Radiator, windows to side and rear aspects.

UTILITY

7'06 x 5'03 (2.29m x 1.60m)

Fitted laminate worktop with space and plumbing below for washing machine, tumble dryer and fridge or freezer. Wall mounted cupboards, tiled floor.

FAMILY BATHROOM

8'08 x 7'11 (2.64m x 2.41m)

Four piece suite to include double width shower cubicle with drencher head shower and tiled surround, bath with tiled surround, low level w.c, vanity handbasin with tiled splashbacks, heated towel rail, extractor, window to side aspect, laminate wood flooring.





FIRST FLOOR LANDING

Accessed from the rear garden via a partly glazed composite door. Radiator, wall mounted hive heating controls, phone point, window to rear aspect, doors lead into Living Room and Study.

STUDY

13'02 x 8'10 (4.01m x 2.69m)

Fitted storage cupboards housing the recently replaced gas fired combi boiler, semi fitted bookshelves, radiator, laminate wood flooring, two windows to rear aspect with an outlook of the garden.

LOUNGE

22'03 x 11'06 (6.78m x 3.51m)

A light and spacious room with a feature fireplace with slate hearth and multi fuel burner, tv point, two radiators, two large windows to the front aspect providing elevated views of countryside. Door leads into;

DINING ROOM

11'11 x 11'01 (3.63m x 3.38m)

Radiator, loft hatch to insulated loft space, window to front aspect and double patio doors to the sun terrace both enjoying elevated countryside views. Leads through into;

KITCHEN

8'08 x 8'06 (2.64m x 2.59m)

Fully fitted wall and base level units with laminate wood effect worktops, fitted appliances include double electric oven, dishwasher and fridge/freezer, double induction hob, inset one and a half bowl sink and drainer, partly tiled walls, tiled floor, window to rear aspect.

GARAGE

27'08 x 8'01 (8.43m x 2.46m)

Accessed via a newly fitted up and over door, inspection pit, power and lighting. To the rear of the garage is a store room with dry log store area.

OUTSIDE

Accessed via a lane off of the main Morse Road, a five bar gate leads to the convenient driveway at the front of the property suitable for parking two/three vehicles. This in turn leads to the garage and main entrance of the property. The expansive gardens can be accessed from the ground and first floors and provide spectacular views of countryside, particularly from the south facing terrace located off of the dining room.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the exit signposted Drybrook and Ruardean on to Morse Road. Follow the road in the direction of the village of Ruardean for approximately a quarter of a mile where the property can be found sat back up off the road on the left hand side.

SERVICES

Mains water, drainage, electricity and gas. Fibre broadband to property. Gigaclear in area.

WATER RATES

Severn Trent Water Authority - Rate TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

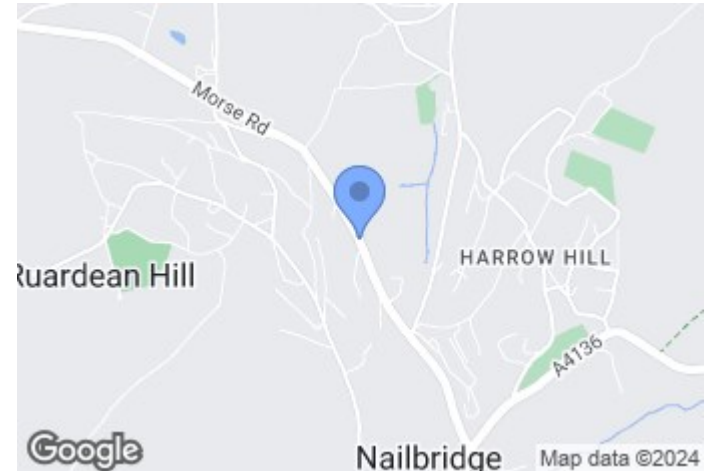
VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

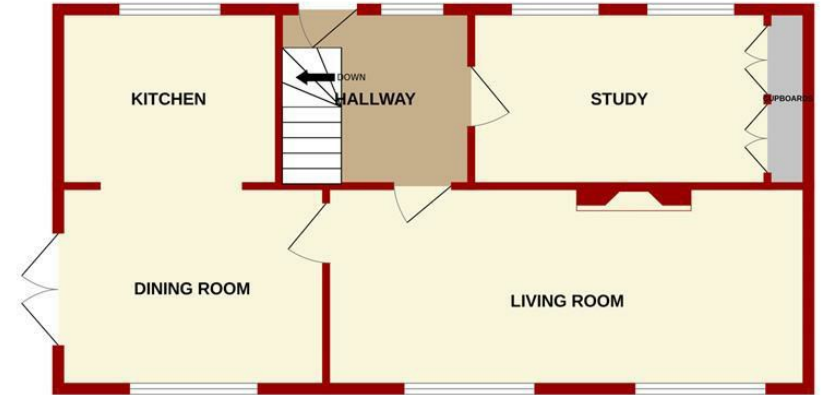




GROUND FLOOR



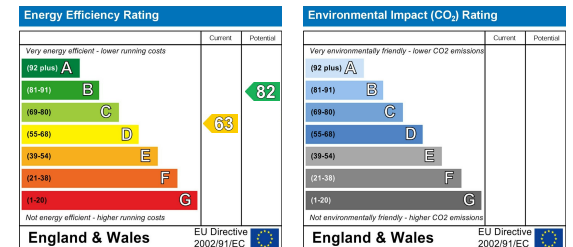
1ST FLOOR



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.
 Made with Metropix ©2023

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys