



Grove House Morse Lane
Drybrook GL17 9BB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£550,000

Steve Gooch Estate Agents proudly present this exquisitely maintained and extended THREE BEDROOM DETACHED FAMILY HOME, steeped in history dating back to circa 1870. OFFERED WITH NO ONWARD CHAIN, Grove House is adorned with a STONE OUTBUILDING providing workshop and garden store and set within captivating GARDENS AND GROUNDS spanning approximately 0.6 ACRES, offering picturesque views over fields and woodland. Additional features include OFF-ROAD PARKING FOR THREE/FOUR VEHICLES, a BRAND NEW CENTRAL HEATING BOILER, and DOUBLE GLAZING.

The layout of the property includes an inviting ENTRANCE PORCH, leading to an elegant ENTRANCE HALL. The ground floor features a spacious LOUNGE, a separate DINING ROOM, a well-equipped KITCHEN, and a charming GARDEN ROOM, offering versatile living spaces. Upstairs, you'll find THREE BEDROOMS and a FAMILY BATHROOM, completing the comfortable and functional design of the home.

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.



The property is accessed via a metal woodgrain effect weather shield door with glazed panels inset. This leads into the:

ENTRANCE PORCH

Dwarf wall construction with upvc double glazed windows to front and side aspect, ceiling light, tiled flooring, solid timber front door gives access into the:

ENTRANCE HALL

22'10" x 6'07" narrowing to 5'00" (6.96m x 2.01m narrowing to 1.52m)

Ceiling lights, coving, feature arch, stairs leading to the first floor, power points, telephone point, double radiator, continuation of the tiled flooring, wooden thumb latch door giving access to understairs storage cupboard, solid timber doors giving access into the:

LOUNGE

22'09" x 13'07" narrowing to 12'00" (6.93m x 4.14m narrowing to 3.66m)

Two ceiling lights, coving, feature stone fireplace with stone hearth and inset multifuel stove, power point, tv point, two double radiators, feature wall openings with shelving, front aspect upvc double glazed sash style window overlooking the front garden, two side aspect upvc double glazed window overlooking fields and woodland in the distance, pair or rear aspect upvc double glazed French doors with glazed panels to either side opening onto the garden.

DINING ROOM

12'06" x 10'05" (3.81m x 3.18m)

Ceiling light, coving, wall light points, power points, double radiator, feature brick fireplace opening, quarry tile hearth and plinths to side, front aspect upvc double glazed sash window.

KITCHEN

12'04" x 10'06" (3.76m x 3.20m)

One and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds with power points, central heating timer control, built-in four ring electric hob, Neff double oven, half size integrated dishwasher, integrated fridge/freezer, ceiling light, coving, tiled flooring, side aspect double glazed window overlooking the side garden with views over fields and countryside, rear aspect single glazed window opening into the garden room.

GARDEN ROOM

12'02" x 10'01" (3.71m x 3.07m)

Ceiling light, coving, access to roof space, power points, double radiator, tiled flooring, two feature exposed stone walling, solid wood block worktop area with doors to front with space for washing machine and tumble dryer, side and rear aspect upvc double glazed windows overlooking the garden and towards fields and woodland, side aspect double glazed door opening onto the garden, solid timber door gives access into:





CLOAKROOM

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, tiled splashback, ceiling light, coving, tiled flooring, rear aspect upvc obscure double glazed window.

From the entrance hall, solid timber staircase with carpet inset gives access to a half landing where you can see beautiful views over the garden and towards fields and woodland. From here, continue up to the first floor:

LANDING

Ceiling lights, access to spacious roof space with loft ladder and digital ariel, coving, power points, double radiator, front aspect upvc double glazed sash window with views towards Ruardean Hill, solid timber doors giving access into:

BEDROOM ONE

12'00 x 12'00 (3.66m x 3.66m)

High ceilings, ceiling light, coving, power points, double radiator, side aspect upvc double glazed window over fields and woodland in the distance, rear aspect upvc double glazed window overlooking the garden.

BEDROOM TWO

12'08 x 10'07 (3.86m x 3.23m)

Ceiling light, coving, double radiator, power points, front aspect upvc double glazed sash window with views towards Ruardean Hill.

BEDROOM THREE

13'04 x 10'05 (4.06m x 3.18m)

Ceiling light, coving, radiator, power points, side aspect upvc double glazed window with views over fields and woodland, front aspect upvc double glazed sash window with views towards Ruardean Hill.

FAMILY BATHROOM

12'09 x 10'08 (3.89m x 3.25m)

White suite with concealed cistern w.c with built-in vanity unit, vanity wash hand basin with mixer taps over, rolled edge worktops with cupboards beneath and tiled splashback, freestanding rolltop bath with centre taps, tiled surrounds, large double shower cubicle with tiled enclosure, mains fed shower with conventional head and drencher head, ceiling light, coving, exposed stone wall, tiled flooring, large chrome heated towel radiator, door to airing cupboard housing the hot water cylinder with slatted shelving space, rear aspect upvc obscure sash window.

OUTBUILDING ONE

16'07 x 11'00 (5.05m x 3.35m)

Stone construction with exposed walls, two roof lights, pair of wooden double doors, power and lighting, flagstone flooring.

OUTBUILDING TWO

8'10 x 11'02 (2.69m x 3.40m)

Stone construction with exposed walls, roof light, power and lighting, flagstone flooring, pair of rear aspect wooden doors.

OUTSIDE

At the front of the property, a pair of wrought iron gates provide entry to the driveway capable of hosting three to four vehicles. A wrought iron personal gate, flanked by a pathway, guides visitors to the front door, welcoming them to the property. The front garden has a well-tended lawn bordered by colourful flower beds and adorned with a tree. To the right-hand side, a block-paved driveway offers serene views over fields and countryside, partially enclosed by a stone wall and fencing for added privacy. Gated access on the right-hand side leads to the rear garden, completing the seamless flow of the outdoor spaces.

The expansive rear garden offers a serene retreat, primarily consisting of lush lawns adorned with a variety of trees and bushes, creating a picturesque backdrop. A delightful patio/seating area, enclosed by walling, invites relaxation while offering panoramic views of the surroundings. Adding to its appeal, the garden includes a practical vegetable plot, convenient outside power points, and an outside tap for gardening needs. An outbuilding, along with a boiler room, provide ample storage space and house a brand-new central heating and domestic hot water boiler, as well as an oil storage tank, ensuring comfort and efficiency. The property benefits from concrete hardstanding, UPVC fascias, and guttering while a separate five-bar gate provides easy vehicular access to the rear garden. Enclosed by walling and hedging, the garden offers a sense of privacy.

DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout turning right. Continue up over Plump Hill and upon reaching the traffic lights turn right signposted to Ruardean. Proceed up the Morse Road taking the 4th turning right in to Morse Lane. Follow the road for a further 1/4 of a mile where Grove House can be found on the left hand side.

SERVICES

Mains water, drainage, electricity. Oil
Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWING

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.



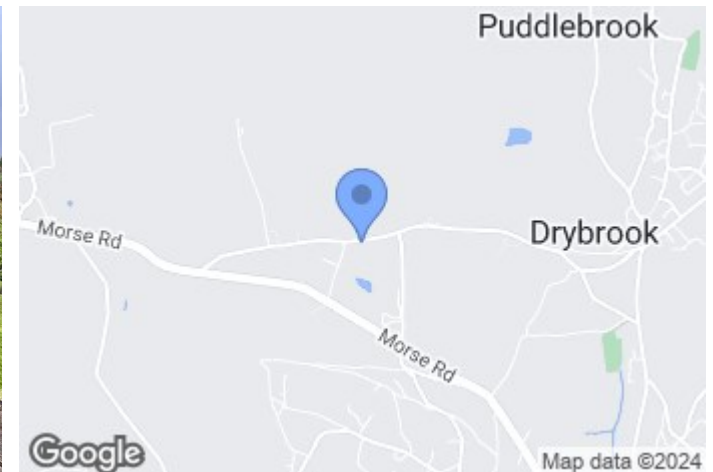


PROPERTY SURVEYS

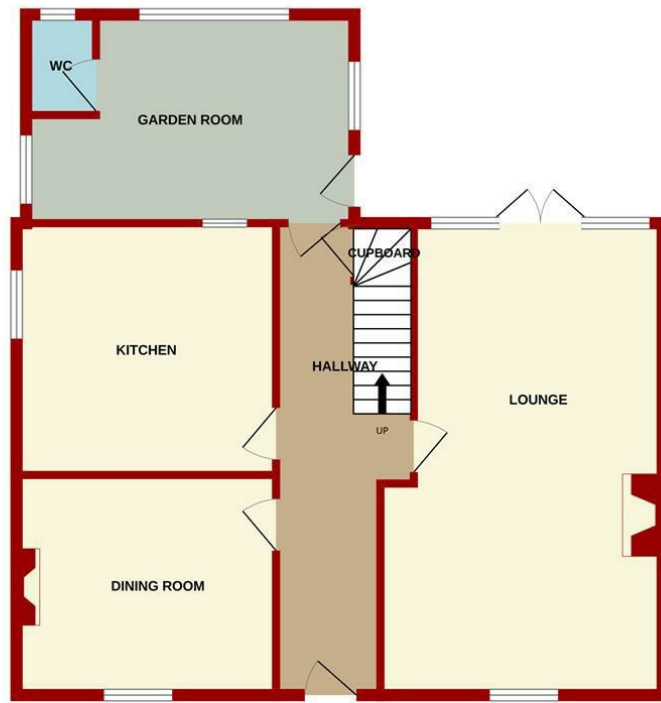
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

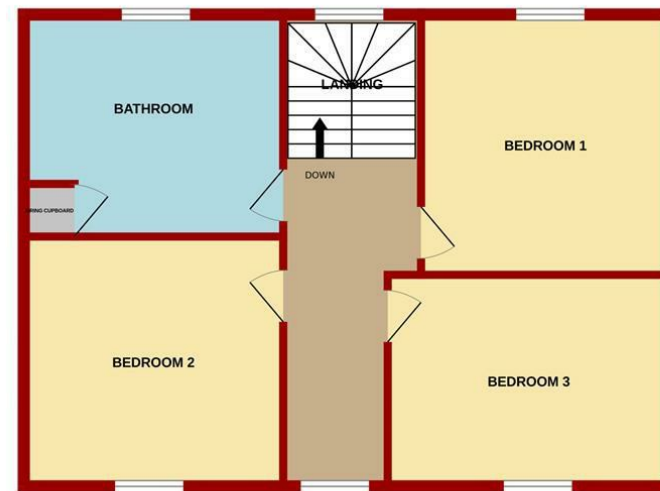
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



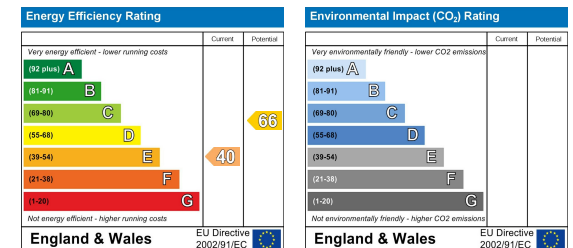
1ST FLOOR



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.
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