



Summer House
Drybrook GL17 9DL



STEVE GOOCH
ESTATE AGENTS | EST 1985

Summer House

Drybrook GL17 9DL

£375,000

We are excited and proud to be able to offer for sale Summer House, a beautifully presented four double bedroom semi-detached modern home located in the small village of Brierley in the heart of the Forest of Dean being situated directly opposite woodland and offering spacious, versatile accommodation in excess of 1,500sq.ft. The property enjoys attractive front and rear gardens, a detached double garage and off-road parking for three/four vehicles.

Brierley is situated in the heart of the Forest of Dean between the villages of Drybrook and Ruardean Woodside and benefits from a community shop and local garage.

Nearby Ruardean Woodside, the highest point of the Forest of Dean, is a pleasant village with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. Also close by is the village of Drybrook which has a range of amenities to include chemist, charity shop with cafe, Co-Op stores, hairdresser, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, garage, public house, social club, rugby club and a regular bus service to Gloucester and surrounding areas.

Summer House offers flexible accommodation set out over three floors which briefly includes a kitchen/breakfast room, lounge/diner and w.c on the ground floor, master bedroom with en-suite shower room, two further double bedrooms and the family bathroom on the first floor and a further double sized bedroom with en-suite shower room on the second floor.



Front aspect door leads into;

KITCHEN/BREAKFAST ROOM

21'9" x 11'0" (6.63m x 3.35m)

The stunning high quality fully fitted Wren kitchen comprises a range of wall and base level units with smart oak countertops and a Belfast sink unit. The integral Bosch appliances include an eye level electric oven, five ring gas hob with glass splash-back and extractor canopy above, microwave oven, dishwasher and washing machine. There is ample space for an American style fridge/freezer. You can enjoy your morning coffee at the breakfast bar. Ceramic tile floor, stairs to first floor with storage cupboard beneath. Further storage cupboard by the front door ideal for coats and shoes. Front aspect window overlooking the garden and towards woodland opposite. Doors lead to the downstairs w.c and lounge/diner



DOWNSTAIRS W.C

Low level w.c, wall mounted handbasin with splashbacks, heated towel rail, ceramic tile floor, extractor.

LOUNGE/DINER

21'08" x 15'3" (6.60m x 4.65m)

A bright and spacious room ideal for relaxing and dining boasting a wonderful feature fireplace with gas fire perched on a slate hearth. Solid hardwood flooring. Window and French doors to the rear aspect lead out to the garden.

LANDING

Radiator, doors lead off to bedrooms 1,3,4 and the family bathroom.

BEDROOM ONE

12'10" x 10'4" (3.91m x 3.15m)

Built-in cupboard, radiator, front aspect window with a woodland view. Door leads to;

EN-SUITE SHOWER ROOM

8'07" x 6'09" (2.62m x 2.06m)

Large Walk-in mains fed shower with wet board surround, vanity sink unit with low level w.c, heated towel rail, tiled floor, front aspect obscured window.





BEDROOM THREE

9'4" x 8'5" (2.84m x 2.57m)

Built in mirrored wardrobe, radiator, rear aspect window

BEDROOM FOUR

9'3" x 8'6" (2.82m x 2.59m)

Built in mirrored wardrobe, radiator, rear aspect window

LOBBY

Door leads into from the landing, stairs lead up to;

BEDROOM TWO

15'1" x 12'11" (4.60m x 3.94m)

Radiator, two rear aspect skylights, access to eaves storage, door leads into;

EN-SUITE SHOWER ROOM

10'3" x 5'7" (3.12m x 1.70m)

Walk-in mains fed shower cubicle with wet board surround, floating vanity sink unit, low level w.c, access to eaves storage, tiled floor, heated towel rail, front aspect skylight.

OUTSIDE

The property is fronted by an attractive forest stone wall topped with iron railings with a gate leading into the front garden. The beautifully maintained garden features colourful flower and bush borders surrounding a lawn. A path leads around the side of the property where there is a log store, steps lead up to a good size patio to the front of the property fronted by railings and making for an ideal relaxing space.

The low maintenance rear garden is laid to patio and features a raised flower bed, outside tap and power points. Steps lead up to the gravelled parking for three/four vehicles and double garage.

DOUBLE GARAGE

18'0" x 17'0" (5.49m x 5.18m)

Accessed via a pair of single power doors, power and lighting, eaves storage. Side door. The current vendors have sectioned off part of the garage to create an insulated gym/office with tv point and front aspect window.



SERVICES

Mains water, electricity & gas. Treatment plant for sewerage. Fibre Broadband available.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

TENURE

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.

DIRECTIONS

From our Mitcheldean office proceed down to the roundabout and turn right onto the A4136 towards Monmouth. Go straight over the traffic lights. On reaching the 40mph zone proceed up the hill, the property can be seen on the right hand side, go past the property and immediately before the garage turn right into the lane, turn right again, parking can be found a short way along on the right hand side.

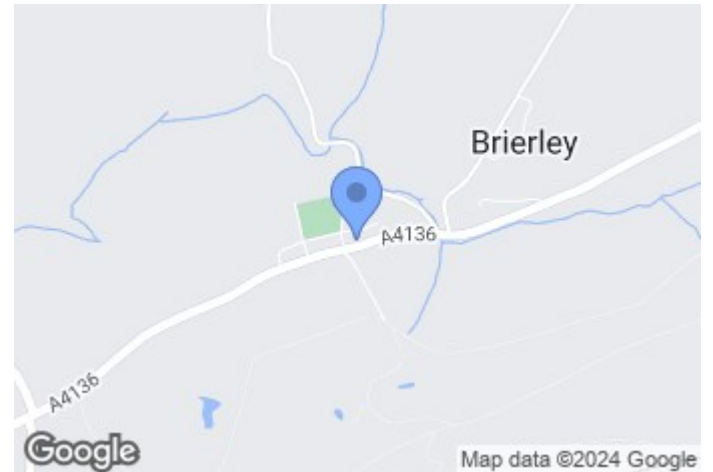
PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys and Homebuyer Surveys

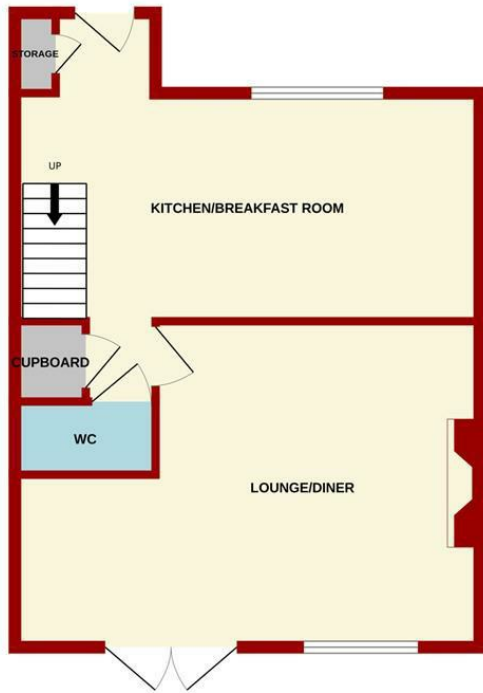
MONEY LAUNDERING REGULATIONS

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)

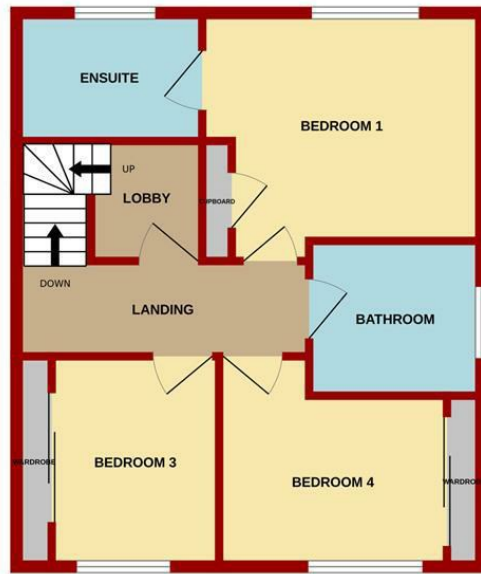




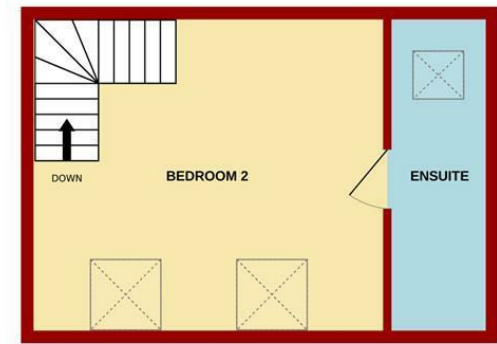
GROUND FLOOR



1ST FLOOR



2ND 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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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.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-64) D | | | | (55-64) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |





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