



**Cedar House, Willowdene Drybrook Road**  
**Drybrook GL17 9JJ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Cedar House, Willowdene Drybrook Road

## Drybrook GL17 9JJ

£450,000

Steve Gooch Estate Agents are delighted to offer for sale this STUNNING NEW BUILD DETACHED HOUSE. Featuring a MODERN PART RENDERED/PART CLAD EXTERIOR, this property boasts TWO SPACIOUS RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES, PLANT ROOM and CLOAKROOM to the ground floor with FOUR GENEROUSLY SIZED BEDROOMS including ENSUITE TO BEDROOM ONE and FAMILY BATHROOM.

Benefits include UNDERFLOOR HEATING, SOLAR PANELS owned outright, AMPLE OFF ROAD PARKING, a SPACIOUS SINGLE GARAGE and ENCLOSED GARDEN.

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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 wrought iron gate with paved pathway leading to the front door. A porch with outside lighting gives access to the weather shield front door with obscure glazed panel inset and obscure Georgian bar double glazed windows to either side. This leads into the:

### **ENTRANCE HALL**

**17'04 x 6'05 (5.28m x 1.96m)**

Stairs leading to the first floor, ceiling light, mains wired smoke alarm, underfloor heating, wood effect tiled flooring, thermostat and controls, solid oak door giving access to an understairs storage cupboard, solid oak doors leading into:

### **CLOAKROOM**

**4'11 x 4'04 (1.50m x 1.32m)**

White suite with close coupled w.c, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, tiled splashback, ceiling light, extractor fan, continuation of the underfloor heating, continuation of the wood effect tiled flooring.

### **KITCHEN/BREAKFAST ROOM**

**17'02 x 11'06 (5.23m x 3.51m)**

One and a half bowl single drainer composite sink with monobloc tap, squared edge worktops with matching upstands, four-ring electric hob with brushed stainless steel splashback, extractor hood, built-in eye level double electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, inset ceiling spots, breakfast bar area with cupboards beneath, underfloor heating, thermostat and timer controls, continuation of the wood effect tiled flooring, power points, tv point, range of base and wall mounted units, two rear aspect Georgian bar double glazed windows overlooking the rear garden with views towards woodland, set of bi-fold doors opening onto the decking area and garden with views towards forest and woodland. Oak door giving access into:

### **PLANT ROOM**

Ceiling light, smoke alarm, extractor fan, electrical consumer unit, pressurized hot water cylinder, continuations of the wood effect flooring.

### **DINING ROOM**

**12'06 x 11'06 (3.81m x 3.51m)**

Ceiling light, mains wired smoke alarm, underfloor heating, thermostat and timer controls, power points, tv point, front aspect upvc Georgian bar double glazed window.





## **LOUNGE**

**17'02 x 11'06 (5.23m x 3.51m)**

Ceiling light, mains wired smoke alarm, underfloor heating, timer and thermostat controls, power points, tv point, front aspect Georgian bar double glazed window, rear aspect double glazed bifold doors opening onto the decking area and rear garden with views towards forest and woodland.

From the Entrance Hall, stairs lead up to the first floor:

## **LANDING**

**22'04 x 6'05 (6.81m x 1.96m)**

Two ceiling lights, mains wired smoke alarm, access to roof space, single radiator, power points, solid oak door into airing cupboard with slatted shelving space, lighting and radiator, side aspect upvc Georgian bar double glazed window overlooking the garden with views towards woodland, front aspect Georgian bar double glazed window.

Solid oak doors into:

## **BEDROOM ONE**

**12'07 x 11'06 (3.84m x 3.51m)**

Ceiling light, power points, tv point, single radiator, front aspect upvc Georgian bar double glazed window, solid oak door leading into the:

## **ENSUITE SHOWER ROOM**

**8'01 x 4'03 (2.46m x 1.30m)**

White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap, tiled splashback, wall mounted chrome heated towel radiator, shaver point, ceiling light, extractor fan, walk-in double shower cubicle, fully tiled enclosure, sliding door and mains fed shower, side aspect upvc obscure double glazed window.

## **BEDROOM TWO**

**12'04 x 10'05 (3.76m x 3.18m)**

Ceiling light, access to roof space, power points, tv point, single radiator, rear aspect upvc Georgian bar double glazed window overlooking the rear garden with views towards forest and woodland.

## **BEDROOM THREE**

**11'06 x 10'05 (3.51m x 3.18m)**

Ceiling light, power points, tv point, single radiator, rear aspect upvc Georgian bar double glazed window overlooking the rear garden with views towards forest and woodland.



## BEDROOM FOUR

11'06 x 6'04 (3.51m x 1.93m)

Ceiling light, power points, tv point, single radiator, front aspect upvc Georgian bar double glazed window.

## FAMILY BATHROOM

7'04 x 6'04 (2.24m x 1.93m)

White suite with close coupled w.c, vanity wash hand basin with cupboard beneath and mixer tap over, tiled splashback, P shaped modern bath with mixer tap, mains fed shower, shower screen, ceiling light, extractor fan, wall mounted heated towel radiator, shaver point, continuation of the tiled wood effect flooring, side aspect upvc obscure Georgian double glazed window.

## OUTSIDE

To the front of the property, wrought iron gates are set into a stone wall with timber cladding on the internal edges. The front garden area is laid to low-maintenance gravel with access to both sides of the property. The air source heat pump is located on the right.

The rear garden features two lawned areas with a paved pathway leading to the parking area. A large decking area is ideal for entertaining. Additional benefits include outside lighting, gravelled area and the gardens are enclosed by fencing and walling surround.

## DETACHED GARAGE

20'06 x 16'02 (6.25m x 4.93m)

Single up & over door with power and lighting.

## DIRECTIONS

From the Mitcheldean Office, proceed up over the Stenders and into the village of Drybrook. Upon reaching the crossroads, turn left onto the Drybrook Road. Continue along here for half a mile where the property can be found on the right and side as per our for sale board.

## SERVICES

Mains Water with Septic Tank Drainage. Mains Electricity, Solar Panels (owned), Air source Heat Pump, Under Floor Heating.

## WATER RATES

Severn Trent Water Authority - Rate TBC





## LOCAL AUTHORITY

Council Tax Band: A  
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

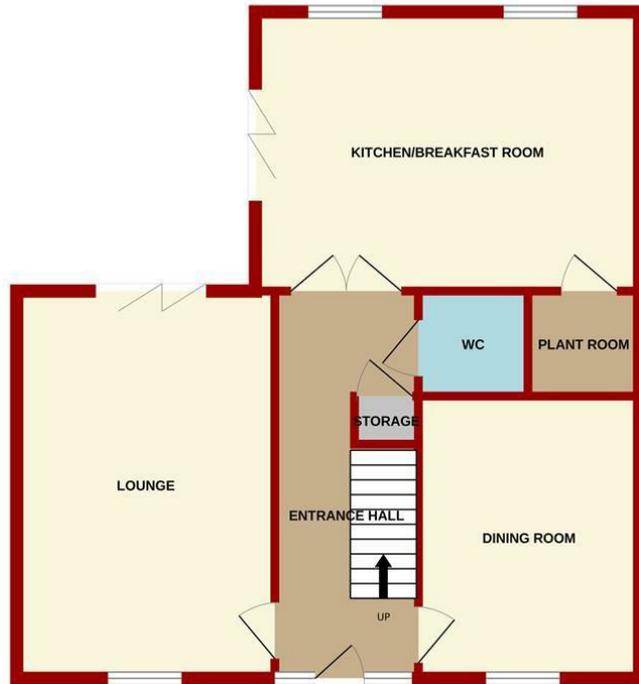
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

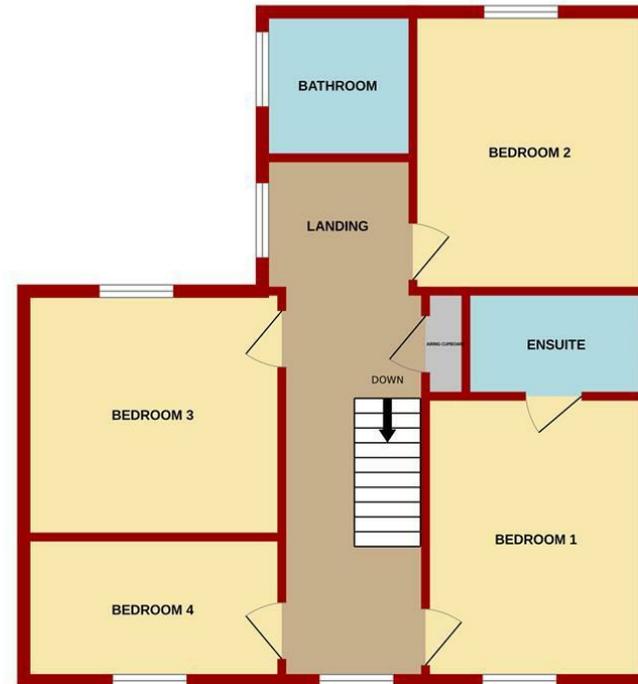
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



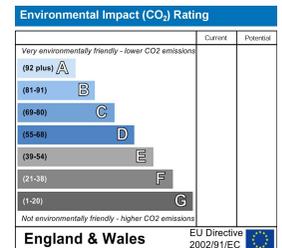
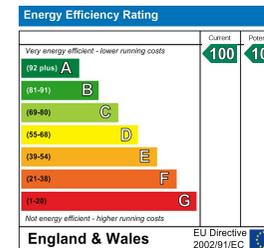
1ST FLOOR



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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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.





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