



Ashleigh House Trinity Road
Drybrook GL17 9LD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Drybrook GL17 9LD

£341,250

Steve Gooch Estate Agents are delighted to offer for sale this **THREE BEDROOM SEMI DETACHED COTTAGE** benefitting from **CHARACTER FEATURES INCLUDING EXPOSED BRICKWORK, FLAGSTONE FLOORS, EXPOSED BEAMS, FIREPLACES and SASH WINDOWS**. Ashleigh House has **OFF ROAD PARKING FOR THREE/FOUR VEHICLES, ENCLOSED GARDENS, HOME OFFICE and OIL CENTRAL HEATING**.

The property comprises of **KITCHEN, DINING ROOM and LOUNGE** to the ground floor with **THREE BEDROOMS and BATHROOM** to the first floor.

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 canopy porch with slate covering provides access to the wooden stable front door with obscure glazed panel inset. This leads into the:

KITCHEN

14'08 x 11'01 narrowing to 7'07 (4.47m x 3.38m narrowing to 2.31m)

Single bowl single drainer white ceramic sink unit with mixer tap over, rolled edge worktops, tiled surrounds, power points, wall and base mounted units, four-ring electric hob with electric double oven to side, exposed beams, inset ceiling spots, quarry tile flooring, double radiator, space for washing machine, integrated dishwasher, integrated fridge, front aspect sealed unit double glazed window overlooking the courtyard front garden, rear aspect single glazed sash window overlooking the rear garden with views towards Harrow Hill, rear aspect wooden panel door with glazed panel to top opening onto the garden, door giving access into:



DINING ROOM

13'00 x 12'05 (3.96m x 3.78m)

Brick fireplace with stone lintel and woodburning stove inset, flagstone flooring, exposed timber stairs, exposed brick wall, built-in cupboard with various storage options, double radiator, power points, telephone point, exposed timber skirting boards, ceiling light, ceiling beams, wall light point, rear aspect sash window overlooking the rear garden with views towards Harrow Hill, rear aspect timber door with glazed panel inset opening into the rear garden. Exposed timber door giving access into:



LOUNGE

12'05 x 11'10 narrowing to 10'05 (3.78m x 3.61m narrowing to 3.18m)

Feature fireplace with tiled surround, slate mantle, tiled hearth, electric fire inset, original timber cupboards to alcoves, wall light points, ceiling light, exposed ceiling timbers, exposed skirting boards, exposed timber floorboards, double radiator, power points, tv point, central heating thermostat controls, rear aspect sash window overlooking the decking, garden and views towards Harrow Hill.

From the dining room, stairs lead up to the first floor:



LANDING

Ceiling light, power points, exposed timber skirting boards, exposed floorboards, feature exposed brickwork and beam, front aspect sash window with far reaching views towards Ruardean Hill, timber doors giving access into:

BEDROOM ONE

11'11 x 12'03 narrowing to 11'01 (3.63m x 3.73m narrowing to 3.38m)

Ceiling light, lazy boy light switch, exposed fireplace with cast surround, tiled hearth, exposed timber skirting boards, exposed floorboards, power points, tv point, double radiator, rear aspect sash window overlooking the rear garden with far reaching views over Harrow Hill.

BEDROOM TWO

10'11 x 9'07 (3.33m x 2.92m)

Directional ceiling spots, dimmer switch, chimney breast with tiled hearth, alcoves to either side, exposed brick wall, exposed timber skirting boards, exposed floorboards, power points, double radiator, exposed timber door giving access into a built-in wardrobe/storage area with hanging options, rear aspect sash window overlooking the rear garden with views towards Harrow Hill.

BEDROOM THREE

7'06 x 6'07 opening to 8'02 (2.29m x 2.01m opening to 2.49m)

Ceiling light, single radiator, exposed timber floorboards, exposed timber skirting boards, power points, front aspect sash window overlooking the front garden, parking and turning area with views towards Ruardean Hill.

BATHROOM

White suite with freestanding rolled top, claw footed bath with taps over, quadrant shower cubicle with mains fed shower fitted, close coupled w.c, pedestal wash hand basin, tongue and groove timber cladding, exposed timber skirting boards, exposed timber floorboards, inset ceiling spots, shaver light and point, double radiator, rear aspect obscure glazed sash window.



EXTERNAL OFFICE

11'01 x 9'01 (3.38m x 2.77m)

Access via a double glazed panel stable door, exposed ceiling beams, ceiling light, power points, quarry tiled flooring, timber skirting boards, double radiator, front aspect window overlooking the courtyard garden, side aspect window. Solid timber door giving access into:

UTILITY/BOOT ROOM

9'01 x 5'09 (2.77m x 1.75m)

Oil fired central heating and domestic hot water boiler, rolled edge worktops, space for fridge/freezer, exposed ceiling timber, ceiling light, power points, quarry tiled flooring, side aspect window.

OUTSIDE

A shared driveway with the neighboring property leads to a gravelled area suitable for parking three to four vehicles. The neighbor has an additional two to three spaces. A stone wall surrounds the courtyard garden, which is accessed via a wooden picket-style gate. This leads into the courtyard front garden, laid to brick paving with gravelled areas and Belfast sinks creating a selection of planters. This area benefits from an outside tap.

The rear garden features a raised concrete patio area, decking with a pergola and wooden balustrades, and a step leading to a lawned garden with flower borders, shrubs, bushes, and small trees. There is also a garden shed and outside lighting. The garden is enclosed by fencing and walling.

DIRECTIONS

From the Mitcheldean office, proceed up the Stenders Road and into the village of Drybrook. Upon reaching the cross roads, turn left onto the Drybrook Road. Continue along for a short distance, taking the turning left signposted to Harrow Hill. Proceed up Trinity Road. Upon reaching the brow of the hill, the property can be found on the right hand side as per our for sale board.

SERVICES

Mains water, electricity, drainage. Oil

Openreach in area.





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

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.

MONEY LAUNDERING REGULATIONS

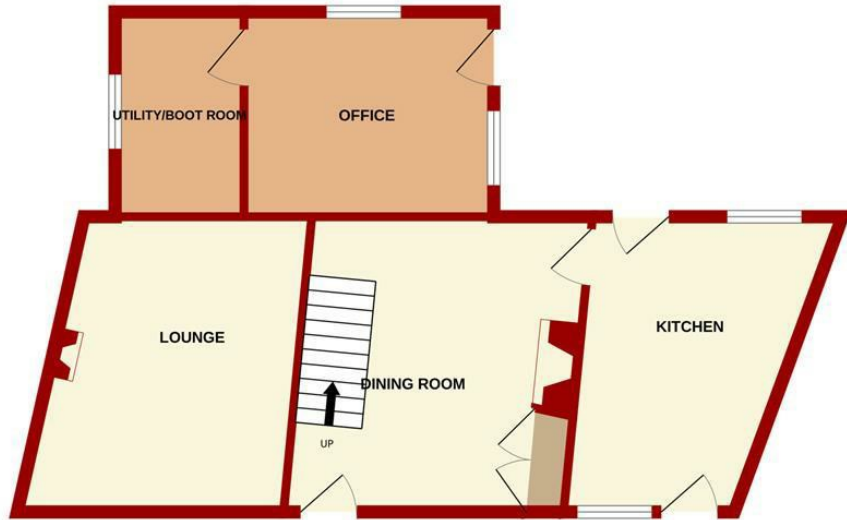
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

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



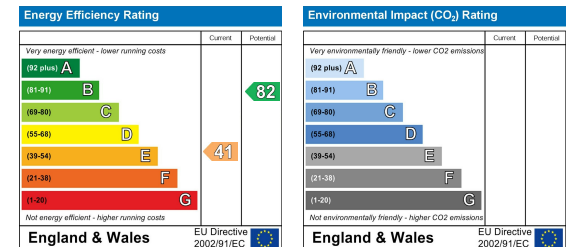
1ST FLOOR



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.
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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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