



West View Deans Walk  
Drybrook GL17 9JU



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# West View Deans Walk

Guide Price £460,000

## Drybrook GL17 9JU

**\*NO ONWARD CHAIN\*** A BRIGHT and SPACIOUS THREE-BEDROOM, FOUR BATHROOM, THREE RECEPTION DETACHED CHALET STYLE BUNGALOW, located on highly sought after HARROW HILL. Set in approximately a QUARTER OF AN ACRE GARDENS, the property enjoys FANTASTIC VIEWS TOWARDS RUARDEAN HILL. This much-loved home has been thoughtfully extended to provide VERSATILE ACCOMMODATION PERFECT FOR FAMILY LIVING. Highlights include a 13.FT LOUNGE with wood burning stove, Separate DINING ROOM, 15FT. SITTING ROOM, FITTED KITCHEN, THREE DOUBLE BEDROOMS all with EN-SUITE SHOWER ROOMS and a BATHROOM. Additionally the property benefits from GATED DRIVEWAY PARKING, DETACHED GARAGE and LOVELY WEST-FACING PRIVATE ENCLOSED GARDENS.

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 3 miles 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.





Front aspect upvc door leads into;

## ENTRANCE HALL

Tiled floor, double airing cupboard, doors lead to the dining room and utility.

## UTILITY

6'09 x 6'04 (2.06m x 1.93m)

Fitted laminate worktop with space and plumbing below for washing machine and tumble dryer. Wall mounted handbasin with tiled splash-backs, tiled floor, dual aspect windows, skylight, side aspect upvc door.

## DINING ROOM

11'04 x 9'02 (3.45m x 2.79m)

Radiator, wood flooring, front aspect window, opening leads into the lounge, door to inner hallway.

## LOUNGE

13'05 x 11'04 (4.09m x 3.45m)

Feature fireplace with brick surround and inset multi fuel burning stove, fitted display cabinet, tv and phone points, radiator, rear aspect window overlooking the garden with stunning views towards Ruardean Hill.

## INNER HALLWAY

Radiator, wood flooring, loft hatch to loft space, doors lead off to the sitting room, kitchen and bathroom.

## BATHROOM

6'05 x 5'05 (1.96m x 1.65m)

Three piece suite comprising a bath with tiled surround, low level w.c, pedestal handbasin, radiator, obscured front aspect window.

## KITCHEN

10'07 x 9'01 (3.23m x 2.77m)

Fitted wall and base level units with laminate worktops and inset 1.5 bowl washbasin with drainer, electric cooker with tiled splashbacks and extractor hood over, space for a fridge/freezer, space and plumbing for a dishwasher, radiator, tiled floor, front aspect window.



## SITTING ROOM

15'11 x 12'00 (4.85m x 3.66m)

Radiator, wood flooring, rear aspect French doors lead out to decking providing views towards Ruardean Hill. Stairs lead to the first floor bedroom three, doors lead off to bedrooms one and two.

## BEDROOM ONE

16'11 x 14'03 (5.16m x 4.34m)

Radiator, rear aspect window with views over the garden towards Ruardean Hill. Door into;

## ENSUITE SHOWER ROOM

6'01 x 5'06 (1.85m x 1.68m)

Walk-in shower cubicle with electric shower and tiled surround, low level w.c, vanity washbasin unit with tiled splashbacks, heated towel rail, tiled floor with underfloor heating, side aspect obscured window.

## BEDROOM TWO

14'03 x 13'08 (4.34m x 4.17m)

Radiator, front aspect window, door into;

## ENSUITE SHOWER ROOM

6'01 x 5'06 (1.85m x 1.68m)

Walk-in shower cubicle with electric shower and tiled surround, low level w.c, vanity washbasin with tiled splashbacks, heated towel rail, tiled floor with underfloor heating, side aspect obscured window.

## BEDROOM THREE

25'03 x 8'10 (7.70m x 2.69m)

Access to spacious eaves storage, radiator, rear aspect window with views towards Ruardean Hill, door into;

## ENSUITE SHOWER ROOM

9'10 x 3'07 (3.00m x 1.09m)

Walk-in shower cubicle with electric shower and tiled surround, low level w.c, pedestal washbasin with tiled splashbacks, heated towel rail, obscured side aspect window.

## GARAGE & PARKING

19'00 x 11'00 (5.79m x 3.35m)

A five-bar gate opens onto a driveway with space for three vehicles, leading to a detached garage with power and lighting, located to the right of the property.







## OUTSIDE

Gated access to the rear garden is available, with a path leading to the main entrance.

The spacious west-facing rear garden is a sun-soaked haven, perfect for growing fruit and vegetables or simply relaxing in privacy. It features inviting seating areas, mature trees, vibrant flowers, and offers stunning views of Ruardean Hill.

## DIRECTIONS

From Mitcheldean proceed up the Stenders Road and down into the village of Drybrook, turning left at the crossroads onto Drybrook Road. Proceed along here taking the first turning left signposted Harrow Hill. At the brow of the hill turn left onto Deans Walk where the property can be found after a short distance on the left.

## SERVICES

Mains Water, Electricity, Drainage. Oil

Openreach in area.

## 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 - 6.00pm 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



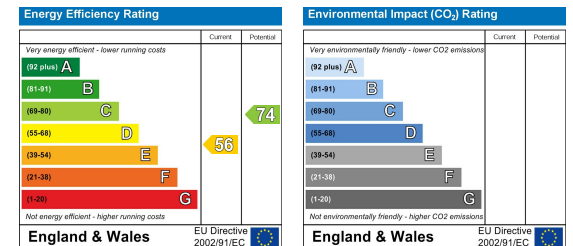
1ST FLOOR



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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