



Cornerstones  
Drybrook GL17 9AR

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Cornerstones

Guide Price £465,000

## Drybrook GL17 9AR

We are thrilled to present this IMMACULATLY MAINTAINED THREE/FOUR-BEDROOM DETACHED HOME, situated on a GENEROUS CORNER PLOT in the HIGHLY SOUGHT-AFTER VILLAGE OF RUARDEAN HILL. BUILT IN 2003 by the current owners to an EXCEPTIONAL STANDARD, Cornerstones was thoughtfully DESIGNED WITH FAMILY LIVING IN MIND. The property is accessed via DOUBLE GATES LEADING TO A DRIVEWAY WITH SPACE FOR THREE VEHICLES, which in turn provides access to the SINGLE GARAGE. The BEAUTIFULLY LANDSCAPED GARDENS WRAP AROUND THE PROPERTY, offering a VARIETY OF SEATING AREAS that take full advantage of the sunshine and SCENIC WOODLAND VIEWS.

Ruardean Hill Is A Small Village Located In The Forest Of Dean District Of Gloucestershire. It Is Situated On A Hilltop In The Eastern Part Of The Forest Of Dean, Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Ruardean Hill Is Known For Its Scenic Views And Its Location Within The Beautiful Natural Surroundings Of The Forest Of Dean. The Village Offers A Tranquil And Rural Atmosphere, Making It An Ideal Place For Those Seeking A Peaceful Lifestyle.

While Ruardean Hill Is A Small Village, It Offers Some Essential Amenities For Its Residents. These Include A Primary School And A Village Hall. Additionally, The Village Is In Proximity To Nearby Towns And Villages Where Further Services And Facilities Can Be Found. The Village Features A Mix Of Traditional And Modern Architecture, With Some Stone Cottages And Newer Residential Developments.

Ruardean Hill Provides Access To Outdoor Activities And Nature Trails. The Forest Of Dean Offers Opportunities For Walking, Cycling, And Exploring The Woodlands. Nearby Attractions Such As Symonds Yat And The Wye Valley Are Also Within Reach.









This most spacious home offers a welcoming entrance hall, light and spacious lounge, modern kitchen/diner with access to the garden and utility room, separate dining room and study/bedroom four ideal as a home office or occasional guest bedroom. There is also a cloakroom off the entrance hall.

Upstairs there is a principal en-suite bedroom and two further double bedrooms all with bespoke built in wardrobes as well as a family bathroom. Further benefits include underfloor heating and double glazing

Front aspect UPVC door leads into

### WELCOMING ENTRANCE HALL

Stairs leading to the first floor landing with storage cupboard beneath, oak flooring with underfloor heating, doors lead off to the lounge, kitchen/diner, dining room, study/bedroom four and cloakroom.

### CLOAKROOM

Low level w.c, vanity washbasin with tiled splashbacks, underfloor heating, obscured rear aspect window

### LOUNGE

19'2" x 13'7" (5.84m x 4.14m)

Attractive feature fireplace with LPG gas fire, tv point, underfloor heating, dual aspect windows with views towards woodland in the distance.

### KITCHEN/DINER

19'10" x 11'0" (6.05m x 3.35m)

Modern fully fitted wall and base level units with laminate worktops and inset stainless steel 1.5 sink unit with drainer. Dual gas/electric Rangemaster oven with glass splashback and extractor hood over. Integral dishwasher, space for American style fridge/freezer. Space for large dining table, oak flooring with underfloor heating, side aspect window and French doors leading out to the garden. Door into;

### UTILITY

8'6" x 5'6" (2.59m x 1.68m)

Fitted base units with laminate worktops and inset sink unit with drainer, space and plumbing for washing machine and tumble dryer. Underfloor heating, rear aspect UPVC door.





### DINING ROOM

12'6" x 8'8" (3.81m x 2.64m)

Underfloor heating, side aspect window

### STUDY/BEDROOM FOUR

10'0" x 8'7" (3.05m x 2.62m)

Offers work from home space or use as a fourth bedroom.

Underfloor heating, dual aspect windows with elevated woodland views

### LANDING

Airing cupboard, further built in storage cupboard, underfloor heating, skylight, doors lead off to bedrooms 1,2,3 and bathroom

### PRINCIPAL BEDROOM

16'4" x 12'10" (4.98m x 3.91m)

Bespoke fitted wardrobes, underfloor heating, front aspect window and rear aspect skylight, door into

### EN-SUITE SHOWER ROOM

6'4" x 5'6" (1.93m x 1.68m)

Walk-in mains fed shower cubicle with tiled surround, low level w.c., vanity washbasin, heated ladder towel rail, front aspect skylight, tiled walls

### BEDROOM TWO

13'1" x 12'10" (3.99m x 3.91m)

Bespoke built in mirrored wardrobes, underfloor heating, side aspect window with lovely woodland views and skylight

### BEDROOM THREE

15'5" x 12'9" (4.70m x 3.89m)

Bespoke built in wardrobes, underfloor heating, side aspect window with woodland views and skylight

### FAMILY BATHROOM

10'5" x 5'8" (3.18m x 1.73m)

Four piece modern white suite comprising a deep bath, low level w.c., wall mounted washbasin, mains fed shower cubicle with wet board surround, heated ladder towel rail, tiled walls and floor, skylight.

### SINGLE GARAGE & PARKING

19'6" x 9'0" (5.94m x 2.74m)

Double gates open to a tarmac driveway, providing parking for three vehicles, which leads to the single garage. Accessed via an up and over door with power and lighting. Oil-fired combi boiler. Rear aspect window, side aspect door.











## **WATER RATES**

Severn Trent Water Authority - Rate TBC

## **LOCAL AUTHORITY**

Council Tax Band: E

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.

## **DIRECTION**

## **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)

## **OUTSIDE**

Cornerstones is ideally positioned at the centre of its generous corner plot, offering mostly private, wraparound gardens predominantly laid to lawn, with small trees and shrubs thoughtfully interspersed. The gardens feature attractive flower borders and multiple seating areas, including a spacious rear patio, perfect for enjoying the sunshine. A further gate and pathway provide access to the main entrance.

## **SERVICES**

Mains electricity, water and drainage. LPG supply for fire and cooker. Oil fired heating. Fibre Broadband.

















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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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		63	75

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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