



Forest Bungalow
Drybrook GL17 9AR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £330,000

We are excited to offer for sale, with NO ONWARD CHAIN, this SPACIOUS FOUR-DOUBLE-BEDROOM DETACHED DORMER BUNGALOW, LOCATED IN THE PEACEFUL RUARDEAN HILL area of the beautiful Forest of Dean. The property boasts a PRINCIPAL EN-SUITE BEDROOM, a LOUNGE WITH A LOG BURNER, a FITTED KITCHEN, a CONSERVATORY, a STUDY, and a LARGE GATED DRIVEWAY, along with an ENCLOSED GARDEN. These are just a few of the many features this wonderful home has to offer.

The accommodation comprises ENTRANCE HALL, LOUNGE, KITCHEN, STUDY, TWO BEDROOMS, BATHROOM and CONSERVATORY on the ground floor with EN-SUITE MASTER BEDROOM and SECOND BEDROOM on the first floor. The property is LPG GAS HEATED and DOUBLE GLAZED.

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.



Front aspect upvc door with window to side leads into;

ENTRANCE HALL

Built in storage cupboard, radiator, laminate wood flooring, doors lead off to the kitchen, bedrooms three and four, study and bathroom.

BEDROOM FOUR

11'7" x 8'7" (3.53m x 2.62m)

Radiator, front and side aspect windows

BEDROOM THREE

12'6" x 7'6" (3.81m x 2.29m)

Radiator, side aspect window.

KITCHEN

11'6" x 9'8" (3.51m x 2.95m)

Fitted wall and base level units with laminate worktops and tiled splash-backs , inset ceramic sink unit with drainer. Integral electric oven, induction hob and extractor hood. Space and plumbing for a washing machine and fridge/freezer. Radiator, tiled floor, rear aspect window and door leading into the conservatory. Opens into;

LOUNGE

16'10" x 9'7" (5.13m x 2.92m)

Recently fitted wood burning stove sat on a stone hearth, radiators, tv and internet points, front and side aspect windows

CONSERVATORY

12'11" x 9'6" (3.94m x 2.90m)

Power and lighting, space for a tumble dryer, tiled floor, sliding patio doors give access to the garden.

BATHROOM

8'1" x 6'11" (2.46m x 2.11m)

Three piece modern white suite comprising a jacuzzi bath, low level w.c and pedestal washbasin. Airing cupboard, radiator, tiled walls and flooring, obscured rear aspect window.





STUDY

9'0" x 8'1" (2.74m x 2.46m)

Stairs lead to the first floor with cupboard housing the LPG gas-fired combi boiler underneath, radiator, laminate wood flooring, rear aspect window

LANDING

Radiator, wood flooring, rear aspect window with beautiful far reaching countryside views. Wooden thumb latch doors lead into bedrooms one and two

BEDROOM ONE

19'3x 15'6" (5.87mx 4.72m)

A spacious room with radiator, useful eaves storage, front and rear aspect windows with beautiful views of the surrounding countryside. Door leads into

EN-SUITE SHOWER ROOM

7'2" x 4'11" (2.18m x 1.50m)

Shower cubicle with mains fed shower, low level w.c, wall mounted washbasin, tiled walls and floor, skylight

BEDROOM TWO

12'0" x 9'1" (3.66m x 2.77m)

Radiator, useful eaves storage, side aspect window and skylight with beautiful views of woodland and countryside.

OUTSIDE

A set of wooden double gates, opening from Ridge Walk, leads to a spacious gravel driveway with room to comfortably accommodate three to four vehicles. A gravel pathway guides you to the front entrance, enhanced by a security light, while a side gate offers convenient access to the rear garden.

The private, enclosed garden is primarily laid to lawn and complemented by a charming decked seating area, vibrant flower borders, and a practical garden shed. Additional features include an outdoor tap, security lighting, and conveniently placed power points, making it both functional and inviting.



DIRECTIONS

From Mitcheldean proceed along the A4136 and continue straight over the traffic lights at Nailbridge. Continue along taking the first turning right on to Highview Road. Proceed up the hill into the village of Ruardean Hill, where the property can be found after a short distance on the right hand side. The parking is accessed via Ridge Walk.

SERVICES

Mains water, drainage, electricity. LPG.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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.

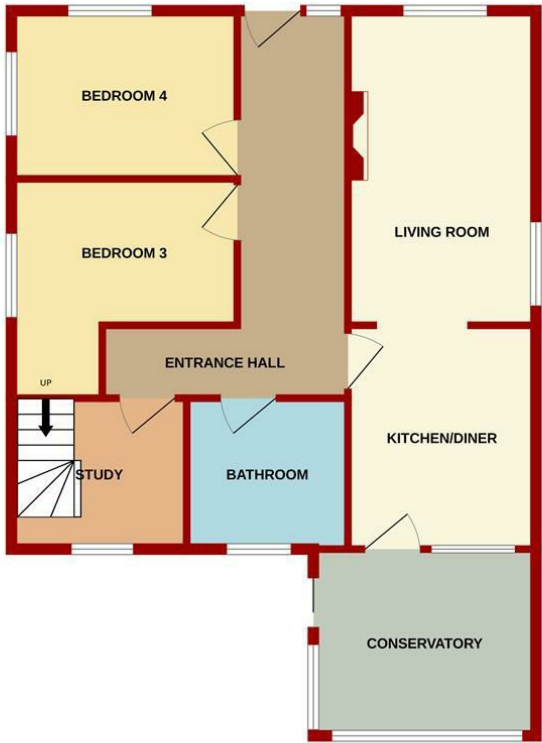
MONEY LAUNDERING REGULATIONS

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)





GROUND FLOOR

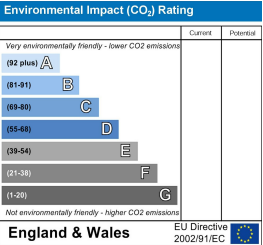
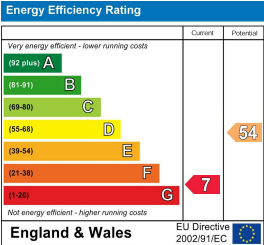


1ST FLOOR



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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