



**Pawlett Lodge High Street**  
**Drybrook GL17 9EU**

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



# Pawlett Lodge High Street

## Drybrook GL17 9EU

Guide Price £315,000

**We are delighted to present this UNIQUE, SCANDINAVIAN-INSPIRED THREE-BEDROOM DETACHED HOME, CONVENIENTLY SITUATED ON THE OUTSKIRTS OF DRYBROOK. This distinctive property boasts SPACIOUS AND BRIGHT LIVING AREAS, AMPLE OFF-ROAD PARKING, A GARAGE, AND GENEROUS SOUTH-FACING GARDENS ENHANCED BY A CHARMING STREAM. OFFERED WITH NO ONWARD CHAIN, this home combines style, comfort, and convenience in a pleasant setting.**

The accommodation briefly comprises ENTRANCE HALL, BATHROOM, KITCHEN/DINER, UTILITY and W.C on the ground floor, LIVING ROOM on the upper ground floor, and THREE BEDROOMS on the first floor. The property is GAS-CENTRALLY HEATED, DOUBLE GLAZED and BENEFITS FROM SOLAR PANELS.

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.





A double glazed door with window to the side provides the main access into;

### ENTRANCE HALL

A useful space with a handy built in cloak cupboard, radiator, parquet tile flooring, doors lead to the kitchen/diner and bathroom.

### BATHROOM

8'02 x 6'04 (2.49m x 1.93m)

Comprising a modern three piece suite with a bath having a mains fed shower over, low level w.c and pedestal washbasin. Heated chrome ladder towel rail, tiled walls and flooring, obscured side aspect window.

### KITCHEN/DINER

16'07 x 14'07 (5.05m x 4.45m)

The ideal hub of the home making for the perfect space for the family to gather. The kitchen comprises fully fitted wall and base level units with wood block worktops and tiled splash-backs, breakfast bar, integral sink unit with drainer, space for a cooker, fridge/freezer and plumbing for a washing machine. Tiled floor, side aspect window, door to the utility.

The dining area enjoys French doors that lead out to the rear garden, parquet tile flooring, built in cupboard, radiator, steps lead up to the upper ground floor living room.

### UTILITY ROOM

Accessed from the kitchen, built in base level storage cupboards, space for a tumble dryer, radiator, dual aspect windows overlook the garden, door leads out to the garden. Door into;

### DOWNSTAIRS W.C

Comprising a low level w.c, wall mounted washbasin, small obscured rear aspect window.







## LIVING ROOM

**17'05 x 12'00 (5.31m x 3.66m)**

Has high vaulted ceilings with large front and rear aspect windows providing an abundance of natural light and creating a feeling of space. Fireplace with inset gas fire, radiator, stairs lead up to the first floor landing.

## LANDING

Airing cupboard housing the Worcester gas-fired combi boiler, doors lead off to the three bedrooms.

## BEDROOM ONE

**14'08 x 8'08 (4.47m x 2.64m)**

Built-in double wardrobe, vanity sink basin unit, radiator, rear aspect window and door giving access to the balcony.

## BEDROOM TWO

**14'08 x 8'02 (4.47m x 2.49m)**

Built-in wardrobe, radiator, dual side aspect windows.

## BEDROOM THREE

**10'07 x 8'04 (3.23m x 2.54m)**

Built-in wardrobe and storage cupboards, radiator, side aspect window.

## OUTSIDE

At the front of the property, a spacious driveway provides ample parking for multiple vehicles, making it ideal for accommodating a camper or caravan. To the side, you'll find a single attached garage with convenient access via a powered roller door, as well as a rear door leading directly to the garden.

The enclosed rear garden enjoys a sunny, southerly aspect and is primarily laid to lawn, offering plenty of space for outdoor activities. A decked seating area, accessible from the living room, provides the perfect spot for relaxation, while a gentle stream meanders along the rear boundary, creating a peaceful and tranquil setting.

## DIRECTIONS

From the Mitcheldean office, proceed up The Stenders in the direction of Drybrook. Pass Drybrook rugby club and the property can be found after a short distance on the left.





## SERVICES

Mains water, drainage, electricity, gas. Solar panels.

## WATER RATES

Severn Trent Water

## LOCAL AUTHORITY

Council Tax Band: B

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

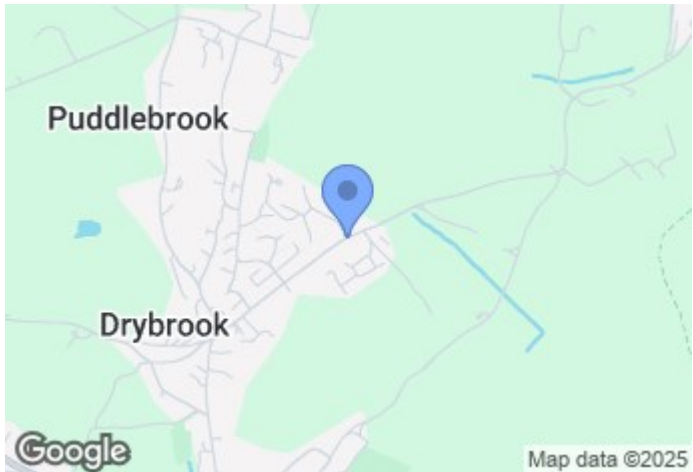
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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)

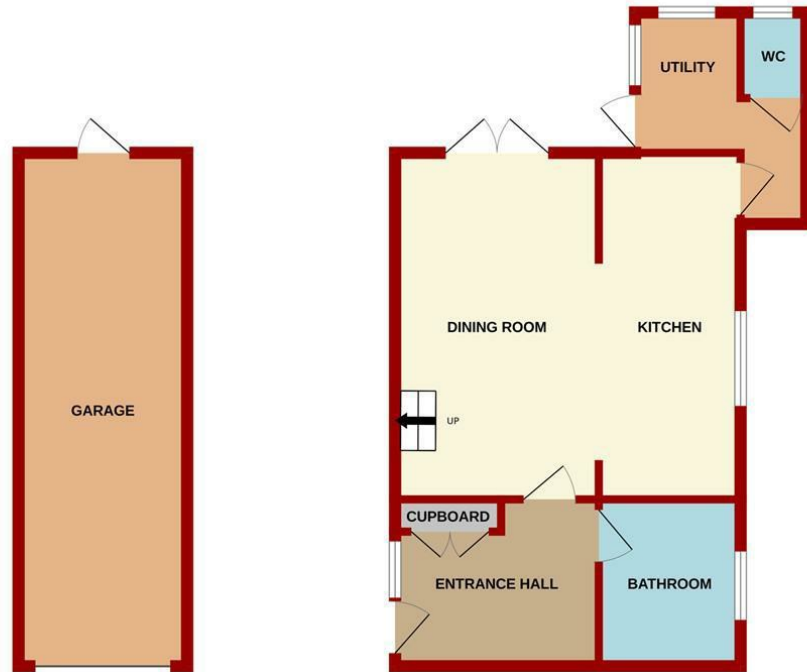








GROUND FLOOR



UPPER 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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	





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