



Holly House Larksfield Road  
Drybrook GL17 9JP



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Holly House Larksfield Road

## Drybrook GL17 9JP

Guide Price £375,000

**We are delighted to offer for sale this IMMACULATELY PRESENTED FOUR BEDROOM LINK-DETACHED FAMILY HOME LOCATED IN SOUGHT AFTER HARROW HILL ON THE EDGE OF DRYBROOK. This well appointed property benefits from a 21' LIVING ROOM WITH WOOD BURNER, SEPARATE DINING ROOM, STYLISH FULLY FITTED MODERN KITCHEN, UTILITY and DOWNSTAIRS W.C. Further benefits include OFF-ROAD PARKING and ATTACHED SINGLE GARAGE FOR PARKING UP TO THREE VEHICLES, ENCLOSED PRIVATE REAR GARDEN and PLEASANT VIEWS TOWARDS RUARDEAN HILL.**

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 front aspect door with canopy porch leads into;

## ENTRANCE HALL

Radiator, stairs leading to the first floor landing, doors lead to the living room and dining room.

## LIVING ROOM

21'03 x 11'06 (6.48m x 3.51m)

A light and spacious room featuring a fireplace with inset wood burning stove on a slate hearth, radiators, front aspect box bay window with views towards Ruardean Hill, rear aspect sliding patio doors lead conveniently to the garden.

## DINING ROOM

9'07 x 8'06 (2.92m x 2.59m)

Radiator, Karndean flooring, front aspect window. Opens through to the kitchen.

## KITCHEN

11'01 x 8'06 (3.38m x 2.59m)

Comprising a range of sleek high gloss wall and base level units with stylish granite effect worktops and splash-backs, integral 1.5 bowl sink unit with drainer. Integral dual Bosch electric ovens and induction hob, integral dishwasher. Space for a fridge/freezer. Karndean flooring, rear aspect window overlooks the garden. Access to;

## UTILITY/REAR HALL

Fitted worktop with inset stainless steel sink unit with drainer, space and plumbing for a washing machine and tumble dryer, Karndean flooring, rear aspect door leads to the garden, door into;

## DOWNSTAIRS W.C

Vanity washbasin unit with tiled splashbacks, low level w.c, radiator, Karndean flooring, obscured rear aspect window.

## LANDING

Airing cupboard housing the hot water immersion tank, access to loft space, doors lead to the four bedrooms and family bathroom.







### **BEDROOM ONE**

**12'03 x 11'10 (3.73m x 3.61m)**

Built in double wardrobe, further walk-in wardrobe, radiator, front aspect window with superb views towards Ruardean Hill.

### **BEDROOM TWO**

**11'04 x 9'07 (3.45m x 2.92m)**

Radiator, front aspect window with superb views towards Ruardean Hill.

### **BEDROOM THREE**

**8'09 x 7'09 (2.67m x 2.36m)**

Radiator, rear aspect window with superb views towards Ruardean Hill.

### **BEDROOM FOUR**

**8'11 x 8'08 (2.72m x 2.64m)**

Built in double wardrobe, radiator, rear aspect window overlooks the garden.

### **FAMILY BATHROOM**

**8'02 x 5'08 (2.49m x 1.73m)**

Modern white suite comprising a bath with electric shower over and tiled surround, low level w.c, pedestal washbasin, heated towel rail, obscured rear aspect window.

### **ATTACHED SINGLE GARAGE**

Accessed via an up and over door, power and lighting, storage space above, door to the garden.

### **OUTSIDE**

The property benefits from driveway parking for two vehicles which in turn leads to the attached garage with parking for an additional vehicle. The lawned front garden is well maintained with a low fence surround, there is gated side access to the rear garden.

The private rear garden provides seating areas for relaxation, lawned areas and planted borders.





## DIRECTIONS

From the Mitcheldean office, proceed up the Stenders, over the hill and into the village of Drybrook. Turn left at the crossroads, along the Drybrook Road followed by a left onto Trinity Road onto Harrow Hill. Continue along here, taking the second turning left into Larksfield Road where the property can be found on the right hand side.

## SERVICES

Mains water, drainage, electricity. Oil.

## 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)

## WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

## 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

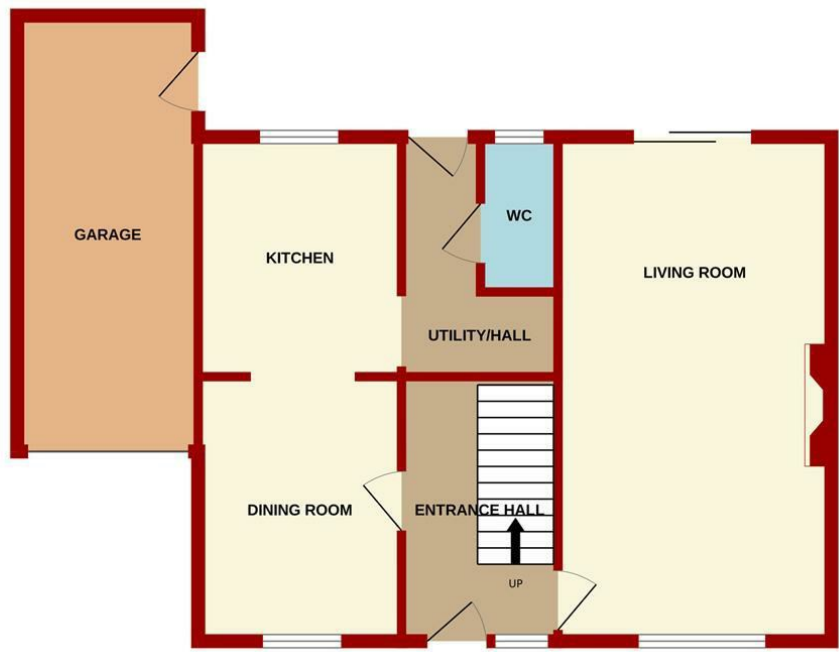
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR

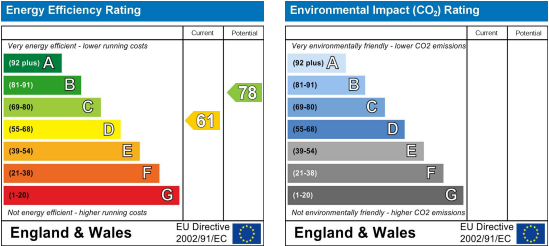


1ST FLOOR



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.







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