



8 Horseshoe Drive
Drybrook GL17 9DW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£105,000

Steve Gooch Estate Agents are delighted to offer for sale this well-presented THREE BEDROOM, THREE STOREY SEMI-DETACHED FAMILY HOME. Available on a 40% SHARED OWNERSHIP BASIS with the OPTION TO STAIRCASE UP TO 100% OWNERSHIP IN THE FUTURE. The property benefits from the REMAINDER OF THE NHBC GUARANTEE, an ENCLOSED REAR GARDEN, TWO ALLOCATED PARKING SPACES, and is OFFERED WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE HALL, OPEN PLAN LIVING SPACE with KITCHEN, LOUNGE/DINING AREA and W.C to the ground floor, TWO BEDROOMS and FAMILY BATHROOM to the first floor and BEDROOM ONE with ENSUITE SHOWER ROOM to the second floor.

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 north of the town of Cinderford.

The village offers a 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 chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.





The property is approached via a canopy style porch leading to the front door of metal weather shield construction with obscure glazed panels inset. This gives access to the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, smoke alarm, central heating thermostat controls, single radiator, wood laminate flooring, wooden panel door opening into:

OPEN PLAN LIVING SPACE

KITCHEN

9'02 x 11'07 (2.79m x 3.53m)

One and a half bowl single drainer stainless steel sink unit, mixer tap over, rolled edge worktops with matching upstands, range of base and wall mounted units, built-in four ring brushed stainless steel gas hob, electric oven beneath, filter hood over, space for automatic washing machine, space for freestanding fridge/freezer, inset ceiling spots, extractor system, wall mounted gas fired central heating and domestic hot water boiler, smoke alarm, front aspect upvc double glazed window overlooking the front garden.

LOUNGE/DINING AREA

18'08 x 14'10 narrowing to 8'07 (5.69m x 4.52m narrowing to 2.62m)

Lounge- Two ceiling lights, smoke alarm system, double radiator, power points, tv point, set of rear aspect upvc double glazed patio doors with panels to either side opening onto the rear garden with views towards Ruardean Hill in the distance.

Dining Area- Inset ceiling spots, smoke alarm, double radiator, door into under stairs storage cupboard, side aspect upvc double glazed window, door into:

DOWNSTAIRS W.C

White suite with close coupled w.c, pedestal wash hand basin with monobloc tap, tiled splashback, ceiling spot, extractor fan, single radiator.

From the Entrance Hall, stairs lead up to the first floor:

LANDING

Ceiling lights, smoke alarm system, power points, door to storage cupboard, wooden panel doors opening into:

BEDROOM TWO

14'10 x 12'05 (4.52m x 3.78m)

Ceiling light, double radiator, power points, door to large built-in wardrobe/ storage cupboard with lighting, two rear aspect double glazed windows overlooking the rear garden with views towards Ruardean Hill in the distance.

BEDROOM THREE

14'10 x 8'11 (4.52m x 2.72m)

Ceiling light, power points, double radiator, two front aspect upvc double glazed windows overlooking the front garden with views towards woodland in the distance.

FAMILY BATHROOM

7'00 x 7'07 (2.13m x 2.31m)

White suite with modern side panel bath, tiled surrounds, glass shower screen, mixer taps, mains fed shower over, vanity wash basin with monobloc tap, cupboards beneath, concealed cistern w.c, heated towel radiator, wood effect vinyl flooring, inset ceiling spots, extractor fan, side aspect upvc obscure double glazed window.

From the Landing, stairs lead up to the:

SECOND FLOOR LANDING

Ceiling light, smoke alarm, power points, door into eaves storage space, door giving access into:

BEDROOM ONE

19'00 x 11'07 (5.79m x 3.53m)

Inset ceiling spots, front aspect dormer window, power points, double radiator, front aspect upvc Georgian bar double glazed window overlooking the village of Drybrook, forest and woodland in the distance, door into:

EN-SUITE SHOWER ROOM

6'02 x 5'03 (1.88m x 1.60m)

Square shower cubicle with mains fed shower fitted, tiled surround, close coupled w.c, pedestal wash hand basin, monobloc mixer tap over, tiled splashback, chrome heated towel radiator, wood effect vinyl flooring, inset ceiling spots, extractor fan, rear aspect Velux roof light.

OUTSIDE

The front of the property is approached via a paved pathway leading to the entrance door. To the left, there is a lawned area with flower borders, shrubs, and bushes. Additional features include outside lighting, uPVC fascias, and guttering.

To the side, the property benefits from a further garden area with two allocated parking spaces and gated access into the rear garden.

The rear garden offers a patio/seating area and a lawned section with a variety of small shrubs and bushes. There is a concrete hardstanding, ideal for a shed, along with outside lighting and an external tap. The garden is fully enclosed by walling and wooden panel fencing

DIRECTION

From the Mitcheldean Office, proceed up and over The Stenders, heading towards the village of Drybrook. Upon reaching the rugby club, turn left into Pipistrelle Way, follow the road along where you will find the property after a short distance on the right hand side.

SERVICES

Mains electric, water and drainage, gas.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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

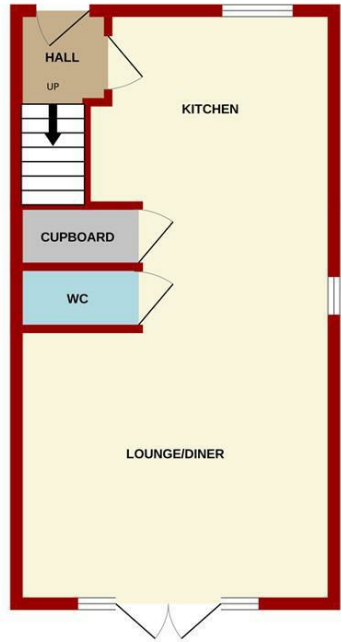
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

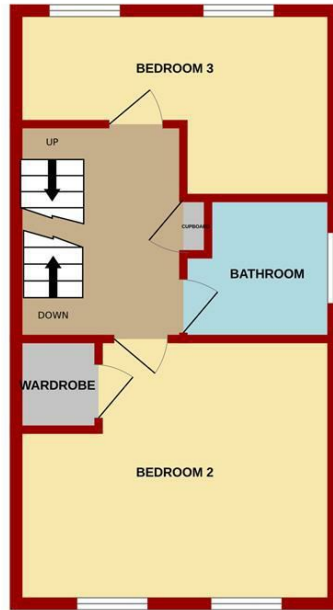
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



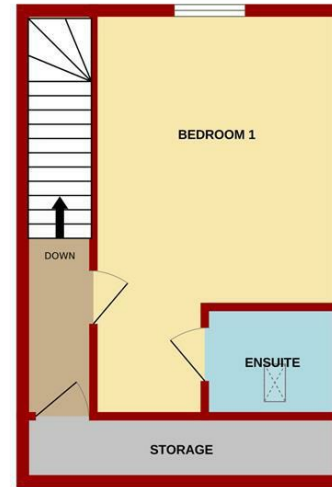
GROUND FLOOR



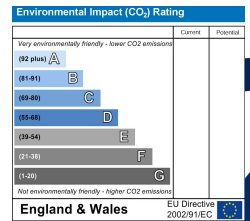
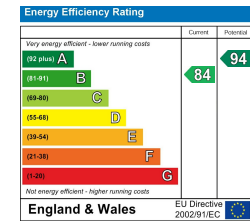
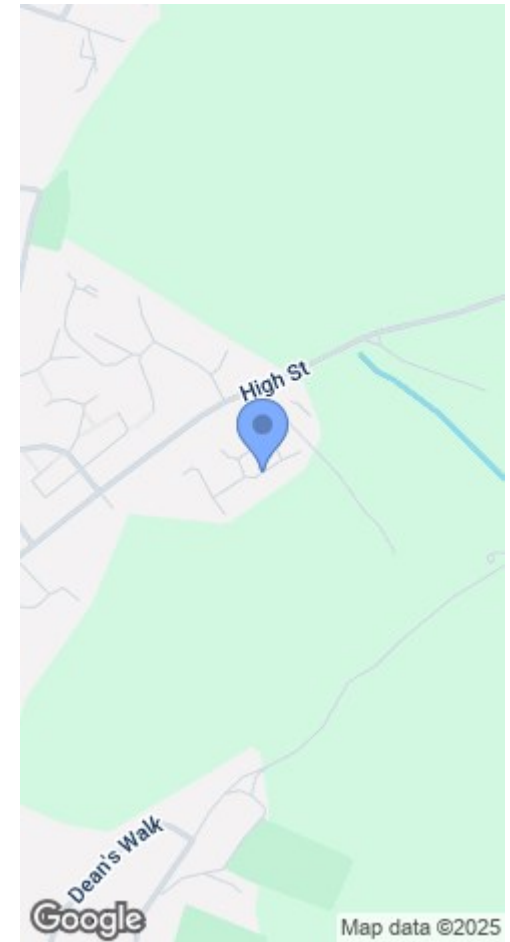
1ST FLOOR



2ND 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.
Made with Metropix ©2025



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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys