



Orchard House Whitehill Lane
Drybrook GL17 9AD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £565,000

Welcome to Orchard House, an IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED PROPERTY offering SPACIOUS ACCOMMODATION IN EXCESS OF 2,000SQ.FT set in an ELEVATED POSITION WITHIN ITS PLOT APPROACHING A THIRD OF AN ACRE. This IDEAL FAMILY HOME would suit buyers in need of MULTI-GENERATIONAL LIVING, and further benefits from an INTEGRAL DOUBLE GARAGE, AMPLE DRIVEWAY PARKING for multiple vehicles and LAWNED GARDENS WITH SUMMER HOUSE.

The accommodation comprises ENTRANCE HALL, GROUND FLOOR BEDROOM, SHOWER ROOM, STUDY, CELLAR and INTEGRAL DOUBLE GARAGE. The first floor comprises LIVING ROOM, DINING ROOM, NEWLY FITTED KITCHEN and UTILITY ROOMS, THREE BEDROOMS with EN-SUITE SHOWER ROOM TO BEDROOM ONE and FAMILY BATHROOM. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

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.





Front aspect door leads into

ENTRANCE HALL

18'7" x 10'6" (5.66m x 3.20m)

A large, bright space with radiator, Hive controls for new boiler, stairs to the first floor landing, doors leading off to the downstairs bedroom, study, shower room, double garage

BEDROOM FOUR

17'7" x 12'0" (5.36m x 3.66m)

Built in double wardrobe, radiator, front aspect window with views to Ruardean Hill.

SHOWER ROOM

6'10" x 6'5" (2.08m x 1.96m)

A white suite comprising a shower cubicle with tiled surround, low level w.c and vanity washbasin. Radiator, extractor fan.

STUDY

11'3" x 6'6" (3.43m x 1.98m)

Radiator, door leads into

CELLAR

49'5" x 10'0" (15.06m x 3.05m)

A large useful storage space with power and lighting.

INTEGRAL DOUBLE GARAGE

21'0" x 7'8" (6.40m x 2.34m)

Accessed via a power door, power and lighting, new wall mounted gas-fired boiler, side aspect window.

LANDING

Airing cupboard, loft access, radiator, front aspect window with wonderful views. Doors lead off to the living room, dining room, bedrooms and family bathroom

LIVING ROOM

21'6" x 17'7" (6.55m x 5.36m)

Feature fireplace with gas fire inset, radiator, large front aspect bay window giving panoramic views of countryside



DINING ROOM

16'2" x 12'6" (4.93m x 3.81m)

Radiator, large front aspect bay window giving panoramic views of surrounding countryside. Leads into

KITCHEN

13'8" x 10'4" (4.17m x 3.15m)

Comprising a sleek newly fitted kitchen with a matching range of wall and base level units having laminate worktops and an inset stainless steel sink unit with drainer. Integral electric oven and microwave oven, fridge/freezer and dishwasher. Front aspect window with views, door leads into;

UTILITY

6'6" x 5'5" (1.98m x 1.65m)

With matching units and worktop to the kitchen, space and plumbing for a washing machine and tumble dryer, side aspect door with steps down to the garden.

BEDROOM ONE

16'10" x 12'8" (5.13m x 3.86m)

Range of built in mirrored wardrobes, radiators, side aspect window with views towards Ruardean Hill, door leads into

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower and tiled surround, low level w.c, pedestal washbasin, radiator, obscured rear aspect window.

BEDROOM TWO

10'2" x 8'11" (3.10m x 2.72m)

Built in double wardrobe, radiator, rear aspect window

BEDROOM THREE

10'9" x 8'6" (3.28m x 2.59m)

Built in double wardrobe, radiator, rear aspect window.

FAMILY BATHROOM

White suite comprising a bath with shower attachment, shower cubicle with tiled surround, low level w.c, bidet, pedestal washbasin, radiator, obscured rear aspect window.

PARKING

The property is approached by a winding tarmac drive that leads to a large parking area for several vehicles and access to the double garage.

OUTSIDE

The gardens surrounding the property are predominantly laid to lawn with shrubs and plants interspersed, along with a shed and useful garden storage.







LOG CABIN/GARDEN OFFICE

Seating space in front to enjoy the countryside views, fully insulated floors and ceiling, power, heating, sink, internet.

SERVICES

Mains gas, electric, water and drainage. Rainwater drainage to soakaway.
High speed broadband.

WATER RATES

Severn Trent Water Authority - Rate TBC

FOREST OF DEAN DISTRICT COUNCIL

Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

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.

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)

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.

DIRECTIONS

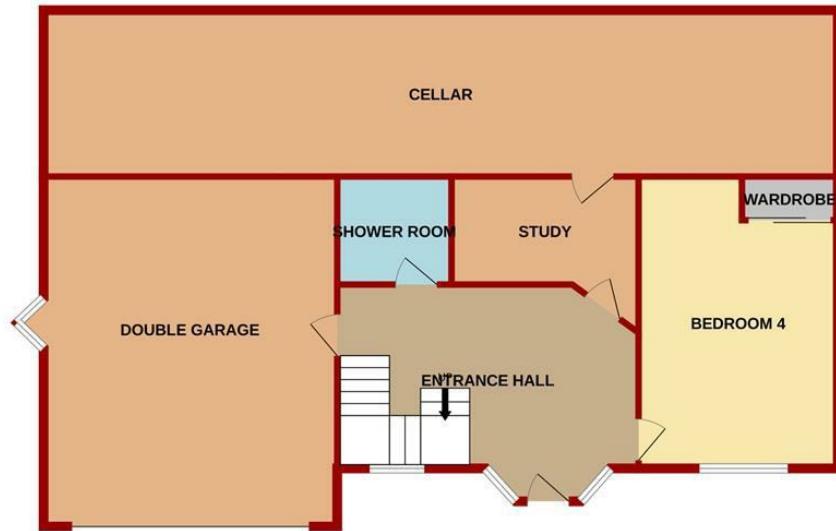
From Mitcheldean proceed up The Stenders and down the High Street into the village of Drybrook, proceed straight over the crossroads into Morse Lane and turn first right into Whitehill Lane where the driveway can be found after a short distance on the right hand side.







GROUND FLOOR



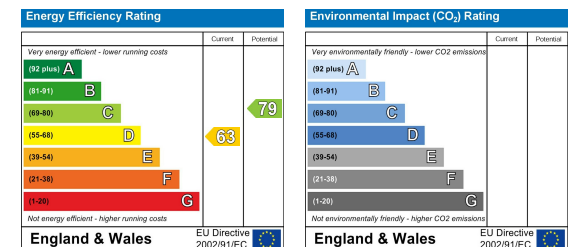
1ST FLOOR



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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