



**Oak Villa, 1 High Street**  
**Brierley, Drybrook GL17 9DJ**



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Guide Price £400,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM, THREE STOREY SEMI-DETACHED PERIOD COTTAGE DATING BACK TO THE MID-LATE 19TH CENTURY. BACKING ONTO ANCIENT WOODLAND, the property benefits from OWNED OUTRIGHT PV SOLAR PANELS, OFF-ROAD PARKING FOR THREE TO FOUR VEHICLES with access via a Forestry Commission track, and ENCLOSED GARDENS WITH A VARIETY OF OUTBUILDINGS INCLUDING A SUMMER HOUSE. Additional features include DOUBLE GLAZING THROUGHOUT, while the ANNEXE OFFERS EXCELLENT POTENTIAL AS A HOLIDAY LET OR FOR MULTI-GENERATIONAL LIVING (SUBJECT TO NECESSARY PLANNING).

The property comprises of KITCHEN/BREAKFAST ROOM, DINING ROOM and LOUNGE to the ground floor with TWO BEDROOMS, FAMILY BATHROOM and WALK-IN WARDROBE/STORE ROOM to the first floor and further BEDROOM to the second floor.

The Annexe comprises of LOUNGE, OFFICE/DRESSING ROOM, KITCHEN/UTILITY, BEDROOM and BATHROOM. The main house had EE broadband and the Annex has Gigaclear Fibre broadband

Brierley is situated between the villages of Drybrook and Ruardean Woodside and benefits from a community shop and local garage. Surrounded by the Forest of Dean woodland and forest trails it is perfect for family fun and outdoor activities.

Ruardean Woodside has a pleasant village atmosphere with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.









The property is accessed via a small picket gate with concrete pathway leading to the front door of UPVC obscure glazed construction. This leads into the:

### KITCHEN/BREAKFAST ROOM

19'11 x 12'06 narrowing to 11'11 (6.07m x 3.81m narrowing to 3.63m)

One and a half bowl single drainer ceramic sink unit with mixer tap over, rolled edge granite worktops, range of base and wall mounted units, island unit, tiled surrounds, tiled flooring, power points, four-ring induction hob, filter and extractor hood above, double oven, space for undercounter dishwasher, freestanding fridge freezer, tongue & groove ceiling with directional spot lights, glazed panel roof lights, feature exposed stone wall, rear aspect upvc double glazed window and door overlooking the garden with views towards ancient oakland, door opening into:

### DINING ROOM

12'00 x 11'07 (3.66m x 3.53m)

Feature fireplace opening with wooden lintel and wood burning effect stove inset, alcove to right hand side with UPVC double glazed window, alcove to left housing shelving space and storage cupboard, wooden flooring, exposed timber skirting boards, power points, ceiling light with ceiling rose, wall light points, coving, stairs leading to the first floor, opening into:

### LOUNGE

12'00 x 11'07 (3.66m x 3.53m)

Directional ceiling spots, wall light points, coving, brick feature fireplace with brand new Wood burner with a Fire proof timber effect lintel/mantelpiece, continuation of the wood effect flooring, TV point, power point, large radiator, store cupboard housing the solar panel controls, front aspect UPVC partially obscure bay window with seating area with views towards forest in the distance.

### FIRST FLOOR LANDING

Stairs leading to the second floor, single radiator, power points, inset ceiling spots, low level lighting to skirting boards, extractor fan, mains wired smoke alarm, carbon monoxide detector, wooden panel doors giving access into:

### WALK-IN STORE ROOM

6'08 x 4'11 (2.03m x 1.50m)

Lighting, wall mounted electric heater, various hanging and shelving options.

### BEDROOM ONE

11'10 x 12'00 (3.61m x 3.66m)

Ceiling light with ceiling rose, coving, power points, single radiator, front aspect UPVC Georgian bar double glazed window with views towards woodland in the distance.





### BEDROOM THREE

6'07 x 7'00 (2.01m x 2.13m)

Directional ceiling spot, coving, single radiator, power points, built-in bed with storage beneath, side aspect UPVC double glazed window.

### FAMILY BATHROOM

White suite with modern P shaped bath, curved shower screen, tiled surround and shower mixer tap over, vanity wash hand basin with cupboards beneath, concealed cistern w.c., continuation of the timber clad ceiling, inset ceiling spots, single radiator, range of store cupboards housing Gas Combi boiler with an expansion chamber, low level lighting to exposed timber skirting boards, side aspect UPVC obscure double glazed window.

### SECOND FLOOR LANDING

Mains wired smoke alarm, carbon monoxide detector, velux roof light, wooden panel door giving access into:

### BEDROOM TWO

12'10 x 9'01 (3.91m x 2.77m)

Sloped ceiling, inset ceiling spots, rear aspect dormer window, access to eaves storage space, power points, timber frame Georgian bar double glazed windows overlooking the rear garden with views towards the ancient oakland.

from the Kitchen, wooden panel door gives access into the:

### ANNEXE

### LOUNGE

15'09 x 11'02 (4.80m x 3.40m)

Tongue & groove timber clad ceiling and wall, directional ceiling spots, continuation of the tiled flooring from the Kitchen, wood burning stove with stone & brick fireplace, single radiator, two front aspect UPVC double glazed windows overlooking the front garden with views towards woodland in the distance, small step down into the:

### REAR HALLWAY

Wooden panel door giving access into:

### OFFICE/DRESSING ROOM

13'03 x 9'06 narrowing to 4'11 (4.04m x 2.90m narrowing to 1.50m)

Two ceiling lights, wood laminate flooring, power points, single radiator, telephone point, rear aspect UPVC double glazed window overlooking the front garden and towards woodland, steps down into:

### KITCHENETTE/UTILITY

8'11 x 5'10 (2.72m x 1.78m)

Batten ceiling light, one and a half bowl single drainer sink unit with monoblock tap over, rolled edge worktops, range of base units, wall mounted unit, space for freestanding fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, heated towel radiator, concertina door with step down leading into the:











## BEDROOM

18'05 x 8'03 (5.61m x 2.51m)

Wall light points, wood laminate flooring, power points, tongue & groove timber clad wall, telephone point, two built-in storage cupboards with power points inside, side aspect UPVC double glazed window overlooking the garden, side aspect UPVC French door opening onto the garden.

## BATHROOM

7'02 x 6'00 (2.18m x 1.83m)

White suite with close coupled w.c, pedestal wash hand basin with taps over, shower cubicle with multipoint shower fitted, tiled surround, glazed roof light, extractor fan, wall mounted electric heater, tiled flooring, directional ceiling lights, double radiator.

## PARKING

To the side, there is a generous parking area for three to four vehicles, enclosed by wrought iron railings and a gated entrance, which in turn leads directly onto a Forestry Commission track.

## OUTSIDE

From the Kitchen, a UPVC double glazed door opens into the rear garden. Immediately outside is a flagstone-paved area with a small bench and pergola topped with a polycarbonate roof, creating a sheltered seating spot. Steps lead up through the garden where a decked area houses a hot tub (to be included), and a further large paved patio with pergola provides an additional entertaining space alongside a lean-to wood store and external power points.

The garden also features a lawned section enclosed by hedging and fencing, with mature trees including a pear tree. A shed with external power points sits nearby, along with a timber summer house which includes power, a small veranda overlooking the ancient woodland, two front aspect windows, and French doors opening onto the garden.

## DIRECTIONS

From the Mitcheldean office, proceed to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the Nailbridge traffic lights, continue straight over. Proceed for approximately 1.5 miles where the property can be found on the right hand side around 50 yards after a signpost for Ruardean Woodside and The Pludds. Vehicle access can be found by taking The Pludds turning, proceeding for 50 yards and turning left onto a Forestry Commission track leading to the parking area.

## SERVICES

Mains water, electricity, gas. Septic tank.  
PV Solar Panels- owned outright  
Underfloor heating

## 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





## TENURE

Freehold

## LOCAL AUTHORITY

Council Tax Band: C

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

## MONEY LAUNDERING REGULATIONS

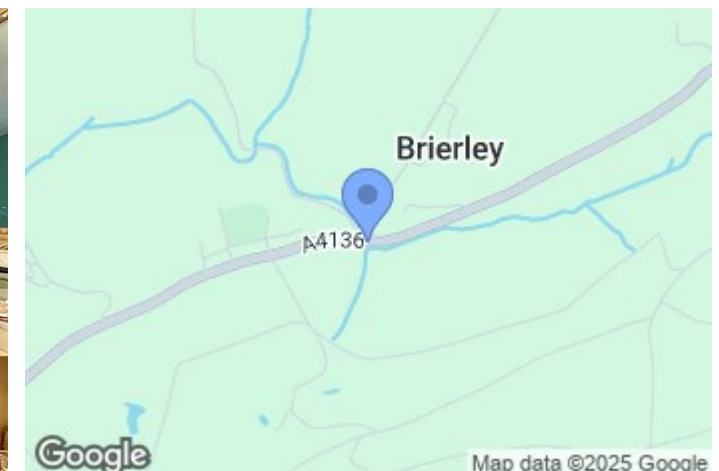
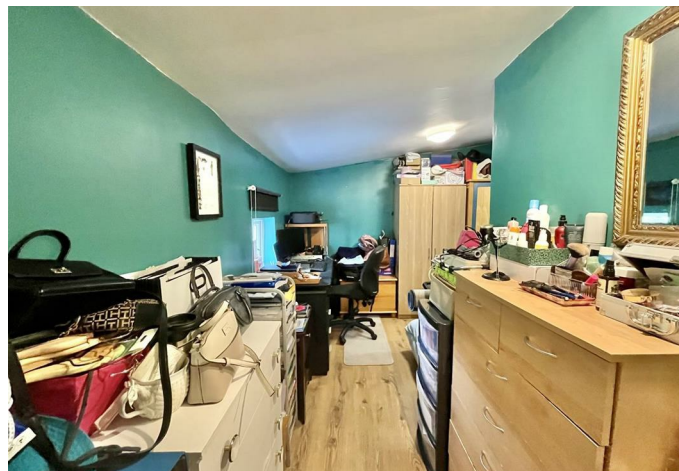
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

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





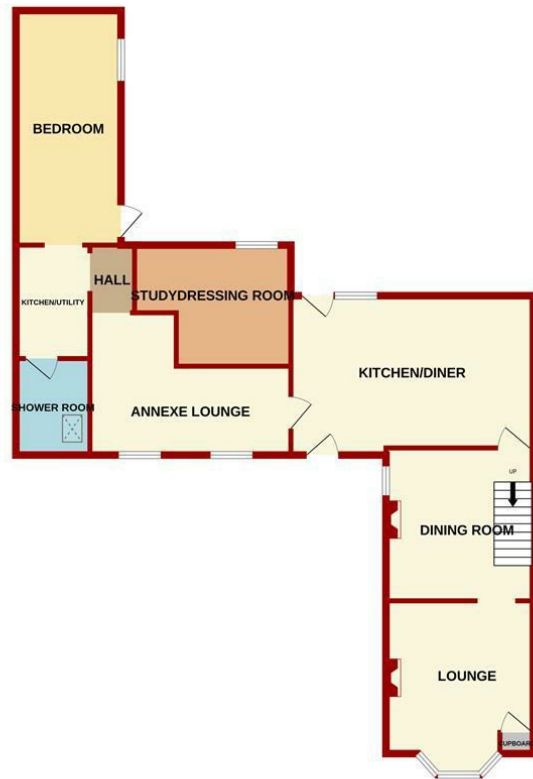








GROUND FLOOR



1ST FLOOR



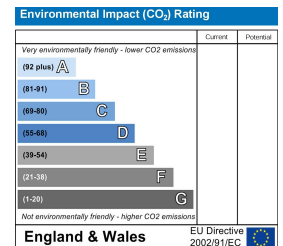
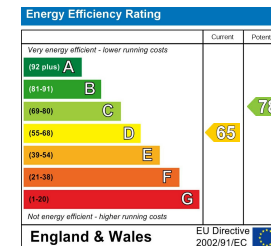
2ND FLOOR



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.  
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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.







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