



Ansmore High Street
Drybrook GL17 9ET



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £325,000

We are excited to offer for sale with NO ONWARD CHAIN this most SPACIOUS BAY FRONTED 1930'S THREE BEDROOM, TWO RECEPTION SEMI-DETACHED PROPERTY CONVENIENTLY LOCATED IN THE POPULAR VILLAGE OF DRYBROOK WITHIN EASY WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL, SHOPS AND AMENITIES. This charming property is SET BACK OFF OF THE ROAD in its GENEROUS PLOT providing a GREAT DEGREE OF PRIVACY, perfect for those buyers wanting to be able to put their own stamp on their dream home.

Ansmore House benefits from AMPLE PARKING WITH A LARGE DRIVEWAY AND SINGLE GARAGE.

PV SOLAR PANELS AND AN AIR SOURCE HEAT PUMP have been installed, providing IMPROVED ENERGY EFFICIENCY AND LOWER RUNNING COSTS — an ideal combination for those seeking a more sustainable, cost-effective home. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS PROPERTY HAS TO OFFER.

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 front aspect double glazed upvc door that leads into;

INNER PORCH

With quarry tiled floor, the original inner door leads into;

ENTRANCE HALL

A grand welcoming space with beautiful original parquet flooring, radiator, stairs lead to the first floor landing with storage cupboard under, doors lead off to the living room, study, kitchen/diner and side passageway.

LIVING ROOM

15'05 x 12'00 (4.70m x 3.66m)

With bay window overlooking the front garden and driveway, charming feature fireplace with stone hearth, radiator.

STUDY

12'00 x 8'04 (3.66m x 2.54m)

Ideal work from home space with the original fireplace complete with cast iron stove, tiled floor, radiator, rear aspect window.

KITCHEN/DINER

20'00 x 12'00 (6.10m x 3.66m)

An extended space with a range of wall and base level units with laminate worktops and splash backs, inset 1.5 bowl stainless steel sink unit with drainer, space for a cooker, space and plumbing for a dishwasher. Feature fireplace with stone hearth, parquet flooring in the kitchen area, laminate wood flooring in the dining area. Dual aspect windows overlook the rear garden, skylight, upvc double glazed side door to garden.

LANDING

Loft hatch with drop down ladder gives access to the fully insulated and boarded loft space, radiator, side aspect window, doors lead off to the three bedrooms and shower room.

BEDROOM ONE

15'11 x 10'09 (4.85m x 3.28m)

Having a front aspect bay window, range of built in wardrobes, radiator.





BEDROOM TWO

12'00 x 12'00 (3.66m x 3.66m)

Radiator, laminate wood flooring, rear aspect window.

BEDROOM THREE

8'02 x 7'11 (2.49m x 2.41m)

Radiator, front aspect window.

SHOWER ROOM

12'00 x 8'05 (3.66m x 2.57m)

With a mains fed walk-in shower cubicle, close coupled w.c, pedestal washbasin, large airing cupboard with radiator, heated towel rail, obscured rear aspect window.

COVERED SIDE PASSAGEWAY

Accessed via double glazed upvc doors to both front and rear aspects, tiled floor, access to the single garage and utility room.

SINGLE GARAGE

15'07 x 9'10 (4.75m x 3.00m)

Accessed via wooden sliding door, power and lighting.

UTILITY ROOM

10'10 x 7'02 (3.30m x 2.18m)

Comprising a base mounted unit with laminate worktop, space and plumbing below for a washing machine and tumble dryer. Wall mounted electric heater, tiled floor, side aspect window and small obscured rear aspect window.

PARKING

To the front of the property there is a large driveway ideal for parking multiple vehicles or even a large camper van/caravan. Access to the single garage from the driveway.

OUTSIDE

To the front of the property adjacent to the large driveway is a lawned garden with shrubs and flowers. Gated side access to the rear garden.

The private enclosed rear garden is mostly laid to lawn with small patio, air source heat pump.

DIRECTIONS

From the Mitcheldean office, turn left up the Stenders Road, proceed over the hill and down into the village of Drybrook. Continue past the Rugby Club on the left hand side, proceed down the the High Street where the property can be found on the left hand side as per our for sale board.

SERVICES

Mains water, drainage, electricity. Air source heat pump. PV solar panels- owned outright.

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

PROPERTY SURVEYS

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

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.

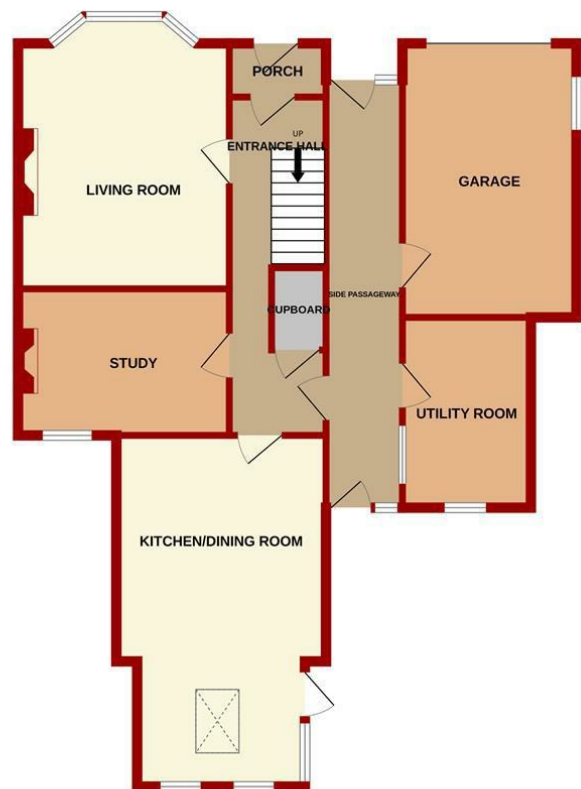
MONEY LAUNDERING REGULATIONS

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)





GROUND FLOOR



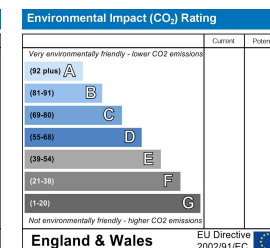
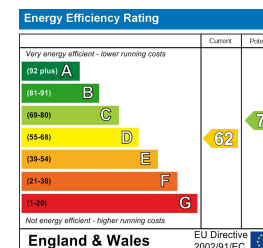
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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