



1A Sunnyside Woodend Road
Harrow Hill, Drybrook GL17 9LA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £440,000

Steve Gooch Estate Agents proudly present an exceptional opportunity to purchase A BRAND-NEW, INDIVIDUALLY DESIGNED THREE-BEDROOM DETACHED BUNGALOW, SITUATED ON THE HIGHLY SOUGHT-AFTER HARROW HILL IN THE STUNNING FOREST OF DEAN. This unique property, rarely available in the area, has been BUILT TO AN IMPRESSIVE ENERGY-EFFICIENT STANDARD, featuring PV SOLAR PANELS, an AIR SOURCE HEAT PUMP, UNDERFLOOR HEATING, AND TRIPLE-GLAZED WINDOWS THROUGHOUT. The bungalow also boasts a BLOCK-PAVED DRIVEWAY with SPACE FOR TWO TO THREE VEHICLES, complete with an ELECTRIC CAR CHARGER, and an ENCLOSED REAR GARDEN WITH A LAWN AND PATIO AREA for outdoor enjoyment.

Upon entering the property, you find yourself in the BRIGHT ENTRANCE HALL with doors leading off to the PRINCIPAL BEDROOM, BEDROOMS TWO AND THREE and the MAIN BATHROOM. The PRINCIPAL SUITE consists of a DRESSING AREA WITH BUILT IN WARDROBES and an EN-SUITE SHOWER ROOM, French doors leading out from the bedroom to the garden. From the hallway, steps lead down to the spacious OPEN PLAN KITCHEN/LIVING ROOM made impressive by its HIGH VAULTED CEILINGS and TWO SETS OF BI-FOLD DOORS.

The Nearby Village Of Drybrook Is 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.



The property is accessed via an aluminium door that leads into;

ENTRANCE HALL

Utility cupboard with plumbing for an automatic washing machine, further cupboard housing the pressurised hot water cylinder. Access to loft space, underfloor heating, doors lead off to the principal suite, bedrooms 2,3 and bathroom. Steps lead down to the open plan kitchen/living space.

KITCHEN/LIVING ROOM

26'05 x 16'06 (8.05m x 5.03m)

A bright and spacious room with high vaulted ceilings and two sets of triple glazed bi-folding doors leading out to the rear garden. Further sky lights and side aspect windows. The stunning contemporary kitchen offers a range of base mounted units with marble worktops and an inset stainless steel 1.5 bowlsink unit. Kitchen island with marble worktop and built in storage, integral appliances include electric oven, microwave oven, fridge/freezer and dishwasher. Underfloor heating.

PRINCIPAL SUITE

10'07 x 1'02 (3.23m x 0.36m)

Dressing area with built in mirrored triple wardrobe and two front aspect windows, door into en-suite shower room and steps lead down to the bedroom with tv point, underfloor heating and French doors out to the garden.

ENSUITE SHOWER ROOM

Walk-in double width shower cubicle with mains fed shower, low level w.c, floating washbasin, heated towel rail, underfloor heating, shaver point and mirror, obscured front aspect window.

BEDROOM TWO

10'05 x 9'09 (3.18m x 2.97m)

Tv point, underfloor heating, front aspect window.

BEDROOM THREE

10'05 x 8'06 (3.18m x 2.59m)

Tv point, underfloor heating, side aspect window.





BATHROOM

Three piece white suite comprising a bath with mains fed shower over, low level w.c, floating washbasin, heated towel rail, partly tiled walls, heated towel rail, obscured side aspect window.

PARKING

To the front of the property is the block paved driveway suitable for parking two/three vehicles, electric car charger, bike and bin store, security lighting, side access to the rear garden.

OUTSIDE

The private rear garden is laid to a mixture of lawn and patio. Enclosed by a mixture of close board fencing and stone wall.

DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue for approximately 2 miles turning right in to Oakland Road. Take the second turning right in to Sycamore Road bearing left at the end in to Woodend Road where the property can be found on the left hand side.

SERVICES

Mains water, drainage, electricity, air source heat pump, underfloor heating, solar panels- owned outright.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: TBC
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)





New Bungalow, 1 Sunnyside, Woodend Road Harrow Hill,
Drybrook, Gloucestershire
Approximate Gross Internal Area
95 Sq M/1023 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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