# 2 Willowdene Drybrook Road
Drybrook GL17 9JJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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**Offers Over £450,000**

**A BEAUTIFULLY PRESENTED AND GENEROUSLY PROPORTIONED FOUR-BEDROOM SEMI-DETACHED COTTAGE, OFFERING OVER 1,350 SQ. FT. OF THOUGHTFULLY ARRANGED AND VERSATILE ACCOMMODATION, nestled within DELIGHTFUL GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY ONE FIFTH OF AN ACRE. Tucked away at the end of a SHORT PRIVATE ROAD, this charming home enjoys a WONDERFULLY PEACEFUL AND SECLUDED SETTING, BORDERED BY NEIGHBOURING WOODLAND, with the gentle sound of a BABBLING BROOK meandering along the boundary, creating a truly idyllic atmosphere. Further highlights include AMPLE GATED OFF-ROAD PARKING and a DETACHED GARDEN STUDIO/HOME OFFICE WITH POWER, making this an exceptional opportunity for those seeking a TRANQUIL COUNTRYSIDE RETREAT without compromising on space or versatility.**

Internally the property boasts a WELL BALANCED LAYOUT PERFECTLY SUITED TO MODERN FAMILY LIVING. TWO RECEPTION ROOMS provide flexible living and entertaining space, a DOWNSTAIRS W.C/UTILITY, FAMILY BATHROOM and FOUR BEDROOMS all mean this family home will suit everyone's needs.

Drybrook is a village in the Forest of Dean district of Gloucestershire, England. It lies in the western part of the Forest of Dean, between the villages of Mitcheldean and Ruardean and a short drive to the historic towns of Cinderford and Coleford.

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.

HYMN
BOOKS

The property is approached via a front aspect double glazed upvc door leading into;

## ENTRANCE HALL

Attractive ceramic tiled flooring, radiator, stairs ascend to the first floor landing with useful storage cupboard under, thumb-latch doors lead off to the living room, kitchen, dining room and cloakroom. Rear aspect door.

## LIVING ROOM

### 22'06 x 12'05 (6.86m x 3.78m)

A spacious and comfortable room with a characterful feature fireplace having a multi-fuel burning stove sat on a stone hearth and lovely oak mantle, oak flooring, radiators, dual aspect windows and side aspect French doors that lead out to the garden. Door leads into;

## BATHROOM

### 6'11 x 6'00 (2.11m x 1.83m)

A tasteful contemporary suite comprising a freestanding roll-top bath, close coupled w.c and washbasin, tiled flooring, radiator and an obscured side aspect window.

## DINING ROOM

### 11'02 x 10'05 (3.40m x 3.18m)

Radiator, front aspect window, a door connects this room to the kitchen.

## KITCHEN

### 12'09 x 8'08 (3.89m x 2.64m)

Comprising a range of modern wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral eye level electric oven and induction hob with extractor hood above. Rear aspect window.

## W.C/UTILITY

Comprises a close coupled w.c, space and plumbing for a washing machine and tumble dryer, radiator, tiled floor, obscured rear aspect window.

## LANDING

With loft access, radiators, airing cupboard housing the electric boiler installed 2024, dual aspect windows, doors lead off to the four bedrooms.

## BEDROOM ONE
12'11 x 12'06 (3.94m x 3.81m)
A double sized room with a radiator and dual aspect windows having a wonderful outlook of the gardens and woodland.

## BEDROOM TWO
12'06 x 9'09 (3.81m x 2.97m)
A double sized room with a radiator and front aspect window.

## BEEDROOM THREE
12'11 x 12'00 (3.94m x 3.66m)
Also a double sized room with a radiator and rear aspect window

## BEDROOM FOUR
9'09 x 8'08 (2.97m x 2.64m)
Formerly the upstairs bathroom, radiator, obscured rear aspect window, door leads into a possible en-suite shower room requiring some work to complete.

## PARKING
Double gates open onto a large gravelled parking area suitable for four/five vehicles or a camper van.

## OUTSIDE
The property enjoys gardens and grounds of circa a fifth of an acre that benefit from a great degree of privacy bordering woodland and a brook. The garden is currently separated from the parking area with stock proof fencing ideal for keeping goats and chickens. There are two good sized timber frame sheds and a garden room/studio (16'08x11'06) with water and power supply that has potential for various uses and looks out to the adjacent woodland.

## DIRECTIONS
What3Words/// strapped.meanders.after- From our Mitcheldean office, proceed up The Stenders in the direction of Drybrook. Upon entering Drybrook, continue along The High Street, then turn left at the crossroads at the end of the road. Follow Drybrook Road for approx. half a mile, upon reaching the new builds on the right turn into the private road and follow around to the left where the property can be found in front of you.

## SERVICES
Mains water, drainage, electricity.

F40

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

## 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 - 6.00pm 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).

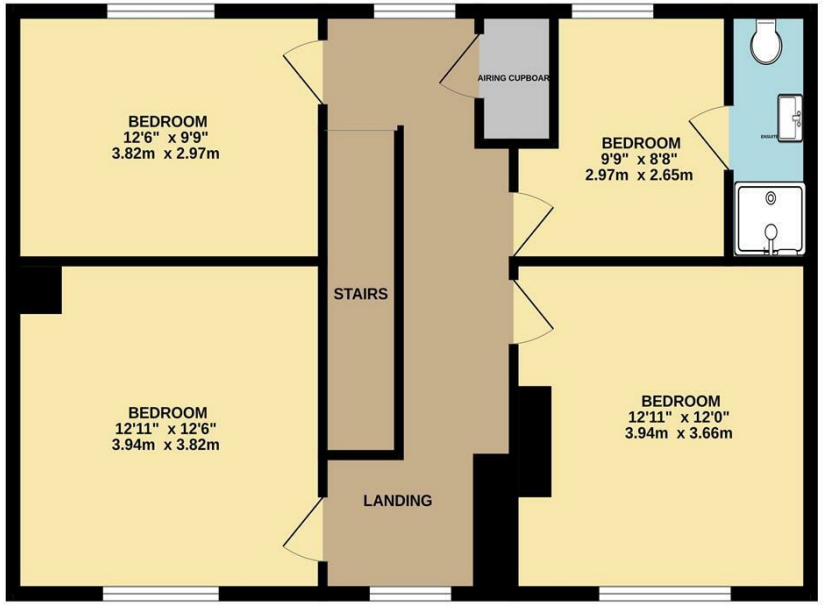
## MONEY LAUNDERING REGULATIONS

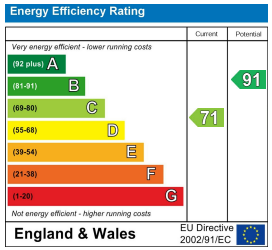
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

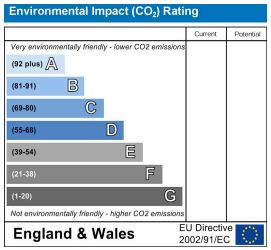
Drybrook
Morse Rd
HARROW HILL
A4136
Google
Map data ©2026 Google

GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.

1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.




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.