

1 Hill View Morse Lane
Drybrook GL17 9BB

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£600,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND VERSATILE FIVE-BEDROOM DETACHED FAMILY HOME, offering GENEROUS AND FLEXIBLE ACCOMMODATION, ideally suited to MULTI-GENERATIONAL LIVING and OFFERED WITH NO ONWARD CHAIN. The ground floor comprises an entrance hall, cloakroom, kitchen, dining room, lounge and utility room, with the older part of the property providing TWO ADDITIONAL RECEPTION ROOMS AND A SHOWER ROOM, offering excellent potential for independent living. To the first floor are FIVE BEDROOMS, including two bedrooms served by a JACK AND JILL EN-SUITE, together with a family bathroom. Externally, the property benefits from a DETACHED DOUBLE GARAGE, AMPLE OFF-ROAD PARKING AND EXTENSIVE GARDENS AND GROUNDS, enjoying LOVELY COUNTRYSIDE VIEWS AND A PLEASANT OPEN OUTLOOK, making this an exceptional home for larger or extended families.

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.



Accessed via a canopy style entrance porch giving access to the woodgrain UPVC obscure panel door into:

ENTRANCE HALL
Tiled flooring, two ceiling lights, stairs leading to the first floor, single radiator, power points, Openreach point, door into cupboard with electrical consumer unit, double glazed obscure door gives access to the rear garden.

CLOAKROOM
White suite with close coupled WC, pedestal wash hand basin with tiled splashback, single radiator, ceiling light, tiled flooring, extractor fan, obscure window to rear aspect

KITCHEN
Comprises single bowl single drainer stainless steel sink with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds and power points, ceiling light, single radiator, tiled flooring, space for freestanding cooker with filter hood above, space and plumbing for dishwasher, side aspect window overlooking the garden, front aspect window overlooking garden and driveway.

DINING ROOM
Accessed via a sliding door, tiled flooring, wall lights, dado rail, power points, front aspect window overlooking front garden and parking area, views towards forest and countryside, feature fireplace with wooden mantle, marble hearth and backing, double radiator, French doors open into:

LOUNGE
Attractive feature fireplace of stone construction with wood burning stove inset, stone hearth, tiled floor, ceiling light, wall light points, two double radiators, power points, telephone point, two rear aspect windows overlooking the rear garden.

DOUBLE GARAGE/WORKSHOP
Accessed via the Dining Room the garage has power, lighting, access to the front via a double up and over door, window to side, personnel door to the rear, door into:

UTILITY
Oil fired central heating and domestic hot water boiler with timer controls for the central heating, single bowl, single drainer sink unit, base unit, worktop with tiled surround, power points, lighting, access to roof space, rear aspect window.













RECEPTION ROOM

Ceiling light, open fireplace with slate mantle and surround, inset tiles, cast grate, tiled flooring, power points double radiator, rear aspect window with views over the garden and towards fields and countryside. Step down into:

SECOND LOUNGE

Stairs leading to the first floor, two ceiling lights, chimney breast, single radiator, power points, TV point, window to front aspect, rear aspect window and door opening into:

CONSERVATORY

Of UPVC construction with polycarbonate roof, continuation of tiled flooring, wall light point, power points, sliding door giving access to the rear garden.

SHOWER ROOM

Coloured suite with close coupled WC, pedestal wash hand basin and tiled shower enclosure with electric shower fitted, wall mounted electric boilers provide hot water to the sink, ceiling light, wall mounted electric heater, radiator, tiled floor, front aspect obscure window.

LANDING

Access to roof space, ceiling light x 3, single radiator, power point, door to linen cupboard with slatted shelving space, front aspect window, rear aspect window toward rear garden with extensive views.

BEDROOM ONE

Ceiling light, single radiator, power points, telephone point, rear aspect window overlooking the garden with extensive views, door gives access into:

JACK & JILL EN-SUITE

White close couple WC, grey wall mounted wash hand basin, shower cubicle with mains fed shower fitted, ceiling light, extractor fan, single radiator, half tiled walls. Interlinking door gives access into:

BEDROOM TWO

Ceiling light, single radiator, power points, TV point, front aspect window.

BEDROOM THREE

Access to roof space, ceiling light, power points, single radiator, front aspect window, side aspect window.

FAMILY BATHROOM

White suite with modern side panelled bath with shower mixer tap fitting over, pedestal wash hand basin, close coupled WC, half tiled walls, ceiling light, extractor fan, single radiator, obscure window.

SECOND LANDING
Two front aspect windows, power points, telephone point, single radiator, access to roof space, stairs lead down to second lounge.

BEDROOM FOUR
Ceiling light, lazy boy light switch power point, double radiator, chimney breast with vent, rear aspect window with views towards Ruardean Hill.

BEDROOM FIVE
Ceiling light, double radiator power point, lazy boy light switch, feature fireplace with cast grate and surround, rear aspect window.

OUTSIDE
The block paved driveway is suitable for parking multiple vehicles, accessed via a pair of metal gates, front garden is enclosed by walling surround, to the right is a lawned area, shed, greenhouse, shrubs and trees, further greenhouse, several fruit trees, hardstanding and metal shed, oil storage tank, to the rear garden is an aviary, large flagstone patio with steps, store shed of block construction, doors to front, side aspect windows, power and lighting, orchard with fruit trees, further lawned area and horticultural areas. Gigaclear point in lane at front gate.

SERVICES
Mains Electricity, Water and Drainage, Oil fired Central Heating, Solar Panels (Leased).

WATER
Severn Trent Water Authority - Water Meter

LOCAL AUTHORITY
Council Tax Band: C
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. NOTE: A Gigaclear Fibre Boradband point is by the gate.









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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Mitcheldean office proceed up the Stenders Road to Drybrook, upon reaching the crossroads at the bottom of the hill, proceed straight over into Morse Lane, follow the lane for approximately 3/4 miles, where the property can be found on the left hand side as per our For Sale board.









Approximate total area(1)

3096 ft²

Reduced headroom

25 ft²

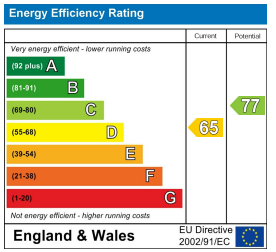
(1) Excluding balconies and terraces

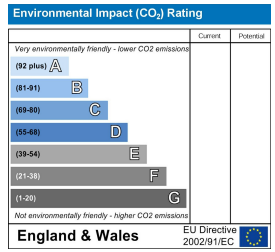
Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

