10 The Squirrels
Drybrook GL17 9FB

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £254,500

****NO ONWARD CHAIN** A DECEPTIVELY SPACIOUS THREE BEDROOM MODERN SEMI-DETACHED PROPERTY built in 2007 IDEALLY SITUATED within a SMALL, QUIET DEVELOPMENT located within the POPULAR VILLAGE OF DRYBROOK within a SHORT WALK of the VILLAGE AMENITIES. THIS IDEAL FIRST TIME BUY/FAMILY HOME offers a SPACIOUS 16FT. LOUNGE/DINER, CONVENIENT DOWNSTAIRS W.C, CONSERVATORY, THREE GOOD SIZE BEDROOMS, OFF-ROAD PARKING FOR UP TO TWO VEHICLES, DETACHED SINGLE GARAGE and ENCLOSED LOW MAINTENANCE REAR GARDEN.**

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.

A front aspect composite door leads into

ENTRANCE HALL
Solid wood flooring, radiator, stairs ascend to the first floor landing, doors lead off to the lounge/diner, kitchen and downstairs w.c.

DOWNSTAIRS WC
6'0" x 2'11" (1.83m x 0.89m)
Comprising a low level w.c, pedestal washbasin with tiled splash-backs, radiator, obscured front aspect window.

KITCHEN
9'8" x 8'10" (2.95m x 2.69m)
Comprising a range of fully fitted contemporary wall and base level units with laminate worktops and an inset stainless steel 1.5 bowl sink unit with drainer. Built-in appliances include a fridge/freezer and washing machine. There is space for a gas cooker with extractor hood above. Additionally there is a radiator and front aspect window with view towards Ruardean Hill.

LOUNGE/DINING ROOM
14'9" x 16'1" (4.50m x 4.90m)
A spacious room with plenty of space for lounge furniture and a dining table, solid wood flooring, radiators, useful under-stairs storage cupboard, a door leads to the conservatory and French doors open out to the rear garden.

CONSERVATORY
9'3" x 9'0" (2.82m x 2.74m)
Solid wood flooring, power points.

LANDING
Airing cupboard housing the Worcester gas-fired combi boiler fitted new in 2025, loft hatch, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
12'9" x 8'11" (3.89m x 2.72m)
Built-in double wardrobe, radiator, TV point, rear aspect window.

BEDROOM TWO
9'9" x 8'9" (2.97m x 2.67m)
A double size room with a radiator, tv point and front aspect window having pleasant views of Ruardean Hill.

BEDROOM THREE
7'11" x 7'0" (2.41m x 2.13m)
A good size single room, radiator, tv point, rear aspect window.

BATHROOM
5'4" x 6'11" (1.63m x 2.11m)
Comprising a contemporary white three piece suite to include a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin unit. Partly tiled walls, heated ladder towel rail, obscured front aspect window.

GARAGE AND PARKING
garage 17'3" x 8'9" (garage 5.26m x 2.67m)
There is space for parking up to two vehicles to the side of the property, this leads to the detached single garage accessed via an up and over door with power, lighting and personal side door to the garden.

OUTSIDE
To the front of the property is a small area of garden planted with shrubs and small trees, a path leads to the front door with canopy porch and outside light. The parking and garage are situated to the side, a side gate leads into the rear garden with patio seating area, raised decked terrace and planted area all enclosed by a mixture of fencing and walls.

DIRECTIONS
From the Mitcheldean office turn up the Stenders Road into the village of Drybrook, proceed down the High Street, past the Drybrook Rugby Club, taking the second left turn into The Squirrels where the property can be found after a short distance on the left hand side.

SERVICES
Main electricity, gas, water and drainage

WATER RATES
Severn Trent Water Authority - Rate TBC

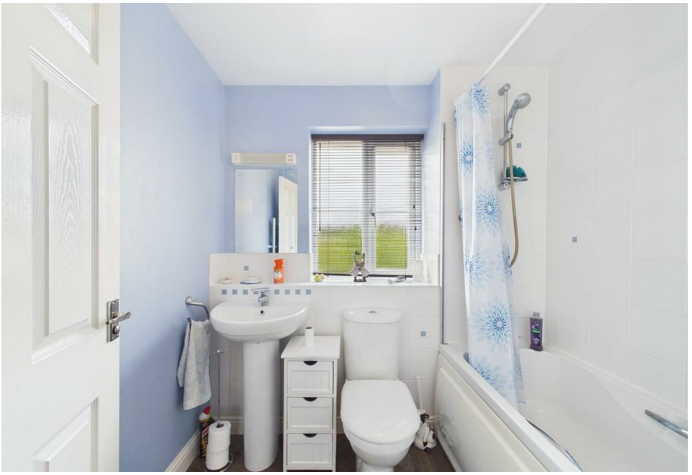
LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

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)

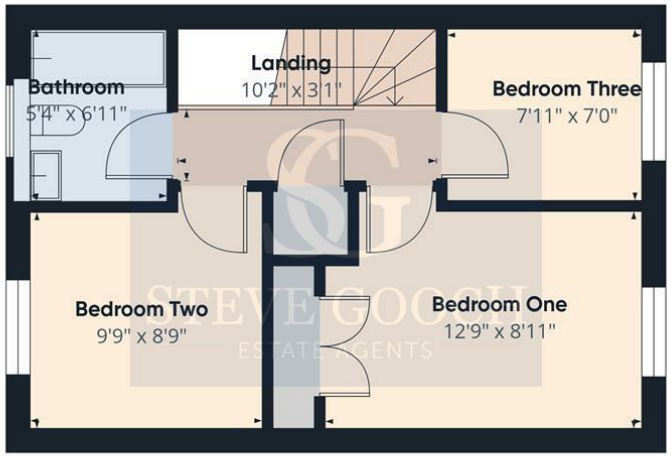
TENURE
Freehold

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.



Puddlebrook
Drybrook
Morse Rd
Google
Map data ©2026

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

972 ft²

(1) Excluding balconies and terraces

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

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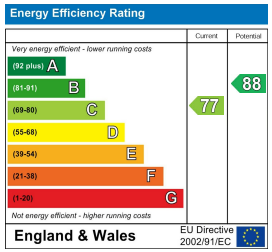

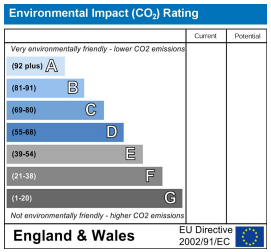

MISREPRESENTATION DISCLAIMER

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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