The Knolls High Street
Drybrook GL17 9ES

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £400,000

AN ATTRACTIVE THREE/FOUR BEDROOM, TWO/THREE RECEPTION ROOM DETACHED EDWARDIAN PROPERTY dating back to 1905, offering an abundance of CHARACTER AND CHARM alongside SPACIOUS, EXTENDED ACCOMMODATION arranged over two floors. Ideally suited to modern family living, the property further benefits from OFF-ROAD PARKING, ENCLOSED, PRIVATE AND WELL-MAINTAINED GARDENS with a SUMMER HOUSE, and LOVELY VIEWS towards the surrounding countryside. The property is conveniently located within a short walk of the village primary school, local amenities and nearby woodland.

The accommodation briefly comprises a FRONT PORCH, ENTRANCE HALL, LOUNGE, STUDY/BEDROOM FOUR, DINING ROOM and KITCHEN to the ground floor, with THREE DOUBLE BEDROOMS, OFFICE and FAMILY BATHROOM to the first floor. The property further benefits from GAS CENTRAL HEATING and DOUBLE GLAZING.

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 door leading into;

FRONT PORCH

Decorative tiled flooring, space for storing coats and shoes, original solid wood stained glass door leading into;

ENTRANCE HALL

A grand and spacious hallway with stairs ascending to the first floor landing with storage cupboard under, wood flooring, radiator, small side aspect window, doors lead off to the lounge, study/bedroom four and dining room.

LIVING ROOM

15'6 x 11'3 (4.72m x 3.43m)

A light and airy room with full height bay window, feature open fireplace with period mantle and hearth, wood flooring, radiator.

STUDY/BEDROOM FOUR

12'9 x 9'2 (3.89m x 2.79m)

An ideal work from home space or occasional bedroom featuring a fireplace with stone hearth, built-in cupboard, radiator and rear aspect window looking out onto the rear garden.

DINING ROOM

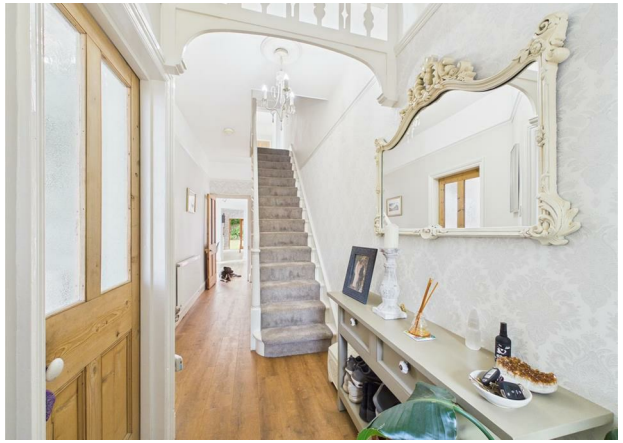
12'11 x 10'5 (3.94m x 3.18m)

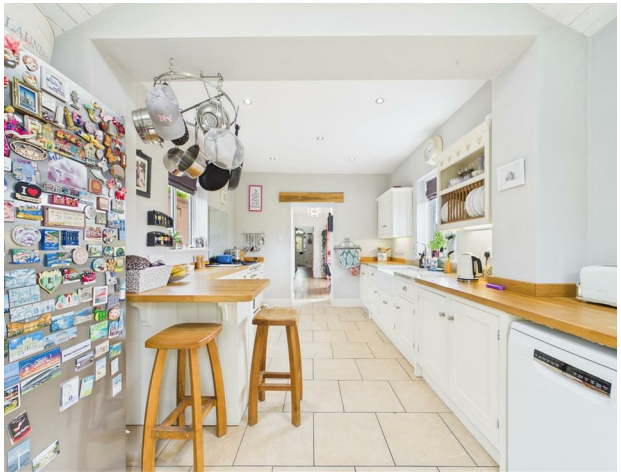
A fantastic entertaining space just off the kitchen with wood flooring, radiator, side aspect window and door leading out to the side garden, cupboard housing the Worcester gas-fired combi boiler.

KITCHEN

18'3 x 10'5 (5.56m x 3.18m)

A bespoke hand made shaker style kitchen comprising a range of wall and base fitted units with solid wood worktops including a breakfast bar and a twin ceramic sink unit with granite drainer. Space for a gas range style cooker, washing machine, dishwasher and American style fridge/freezer. Additionally there is tiled flooring, radiator, dual aspect windows, two skylights and French doors that open out to the rear garden.





LANDING

Radiator, built-in cupboard, doors lead off to bedrooms one, two, the office and family bathroom.

BEDROOM ONE

16'3 x 15'9 (4.95m x 4.80m)

A large room with fitted wardrobes, original feature fireplace with decorative period surround, exposed floorboards, loft hatch, radiators, full height bay window and secondary window affording lovely views of surrounding countryside.

BEDROOM TWO

12'9 x 9'11 (3.89m x 3.02m)

Original feature fireplace with period decorative surround, exposed floorboards, radiator, rear aspect window looking out to the rear garden.

OFFICE

10'3 x 5'9 (3.12m x 1.75m)

With small fitted desk and shelving, radiator, side aspect window with views towards Ruardean Hill. A door leads to

BEDROOM THREE

10'11 x 10'4 (3.33m x 3.15m)

Radiator, dual aspect windows with views of the garden and towards Ruardean Hill.

FAMILY BATHROOM

7'11 x 7'0 (2.41m x 2.13m)

Comprising a four piece suite including a panelled bath with tiled splash-backs, close coupled w.c, vanity washbasin unit and corner shower cubicle. There is a heated ladder towel rail and two obscured side aspect windows.

PARKING

There is driveway parking for two vehicles to the side of the property.

OUTSIDE
To the front of the property is an attractive walled garden featuring a variety of flowers and shrubs, with a side gate providing access to the rear. To the right-hand side, a driveway offers off-road parking for two vehicles in tandem and leads to the workshop/garage. The private and enclosed rear garden is very well maintained, comprising areas of lawn and patio that are ideal for entertaining and al fresco dining, together with colourful, well-stocked borders, mature shrubs and trees. Further features include a raised decking area accessed from the dining room, a summer house and a brick-built store.

SERVICES
Mains electric and water, gas and drainage.

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.

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

TENURE
Freehold.

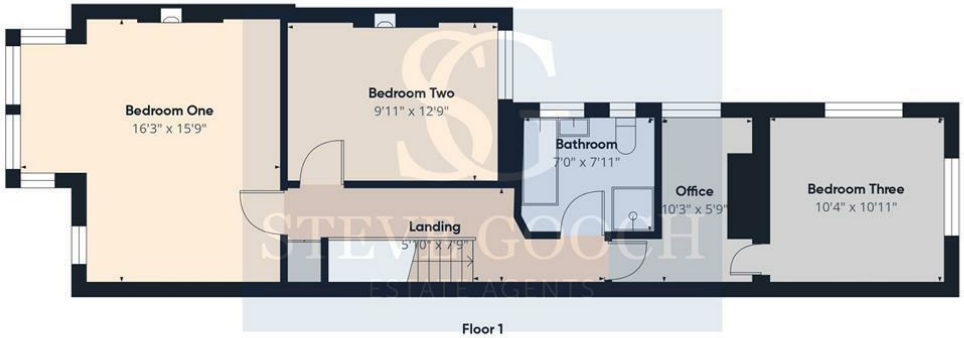
DIRECTIONS
From our Mitcheldean office, procced up The Stenders road in the direction of Drybrook. Upon entering Drybrook, continue along The High Street where the property can be found on the right hand side just before the West Avenue turning.

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).



Approximate total area(1)

1408 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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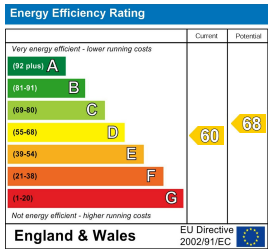

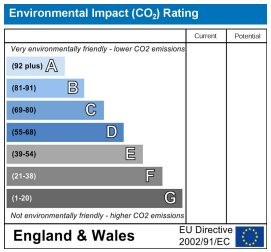

MISREPRESENTATION DISCLAIMER

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.