FREEHOLD

£665,000



WINKLEIGH HOUSE, OAKLAND ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9JX

- FOUR DOUBLE BEDROOMS (ONE EN-SUITE)
- GREAT SIZED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W.C. & PLENTY OF STORAGE SPACE
- GARDENS & PLENTY OF PARKING
- UTILITY ROOM
- FAMILY BATHROOM
- TWO RECEPTION ROOMS WITH WOOD BURNING STOVES
- CALOR GAS CENTRAL HEATING & SOLAR PANELS
- NO ONWARD CHAIN
- BEAUTIFUL LVT OAK EFFECT HERRINGBONE FLOORING THROUGHOUT THE GROUND FLOOR

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SET IN A LOVELY POSITION ON THE EDGE OF WOODLAND, THIS CHARMING DETACHED PERIOD HOME DATING BACK TO THE 1800'S, EFFORTLESSLY COMBINES TIMELESS CHARACTER WITH CONTEMPORARY LUXURY. RECENTLY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD, THE PROPERTY OFFERS BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT, BLENDING ORIGINAL CHARM WITH STYLISH MODERN FINISHES TO CREATE A HOME THAT IS BOTH ELEGANT AND INVITING - STEP THROUGH THE DOOR AND YOU WILL SEE! AT THE HEART OF THE HOUSE IS A MAGNIFICENT, GENEROUSLY PROPORTIONED, OPEN-PLAN KITCHEN/BREAKFAST ROOM, PROVIDING THE PERFECT SPACE FOR FAMILY LIFE, ENTERTAINING AND RELAXED GATHERINGS. TWO FURTHER RECEPTION ROOMS, EACH FEATURING A WOOD-BURNING STOVE, OFFER COSY SPACES TO UNWIND AND FOUR DOUBLE BEDROOMS (ONE EN-SUITE). WITH ITS ATTRACTIVE PERIOD APPEARANCE AND HIGH QUALITY REFURBISHMENT, THIS WOULD MAKE A PERFECT FAMILY HOME.

Harrow Hill is a popular and sought after Village above the Village of Drybrook. Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Colour coded composite door under canopied entrance porch leads to inner porch with oak door to -

Hall: Under-stairs cupboard, school style radiator, spot lights, opening into inner hall which could be a perfect office area.

Sitting Room: 12' 9" x 11' 7" (3.88m x 3.53m), Window to front, school style radiator, feature fireplace with forest stone surround housing a wood burning stove, side lights.

Boot Room: 11' 7" x 10' 7" (3.53m x 3.22m), Again offering a wood burning stove in a matching surround, school style radiator, side lights, window to front.





Also off the hall is a further, smaller reception room (could be ideal for toy storage or drying off wet dogs after walks!!), school style radiator, door to store cupboard housing gas boiler, door to outside.

Off hall -

Downstairs cloakroom: Low level W.C., wash basin with vanity unit, school style radiator.

To the rear of the property and stretching the whole width of the house is the -

Kitchen/Breakfast Room: 31' 0" x 11' 7" (9.44m x 3.53m), (This room is big enough for a dining table and a cosy snug end!!) Two windows, French doors and two fixed roof lights let the light flood in! Wall and base units in royal blue with quarts worktop, provides ample storage space. There is an integral fridge freezer, dishwasher and Range style cooker with extractor over. There is a Belfast sink with mixer tap, quartz upstands with brushed brass handles, school style radiator.



Utility: 9' 8" x 9' 7" (2.94m x 2.92m), Base units, again in royal blue, moulded sink unit, quartz worktop, plumbing for washing machine, space for tumble drier, door to outside.

From hallway, stairs with contemporary iron spindles lead to-



First Floor Landing: Access to loft.

Bedroom One: 11' 7" x 10' 9" (3.53m x 3.27m), Window to front with pleasant outlook, school style radiator. En-suite: - a stunningly fitted room with W.C., marble sink with brass fittings and concealed tap, tiled splash-backs, shower cubicle with rain shower attachment and coordinating tiles, heated towel rail, window.

Bedroom Two: 11' 7" x 11' 6" (3.53m x 3.50m), Window to front, school style radiator, cupboard.



Bedroom Three: 10' 9" x 9' 2" (3.27m x 2.79m), Window to side aspect, radiator.

Bedroom Four: 10' 6" x 9' 7" (3.20m x 2.92m), Window to side aspect, radiator.

Family Bathroom: Fitted to an exceptionally high standard, the suite comprises panelled bath with rain shower over and tiled walls, low level W.C., Belfast sink with vanity unit, wall light, heated towel rail, tile effect floor, window.



Outside: The gardens complement this charming house beautifully, offering a lovely balance of practicality and appeal. To the front, a gravelled area provides ample off road parking. There is a lawn with shrub borders. Pedestrian access to the rear garden which is laid to lawn with a patio area. The garden has fenced boundaries and a woodland backdrop adds a wonderful sense of greenery to enjoy throughout the season.

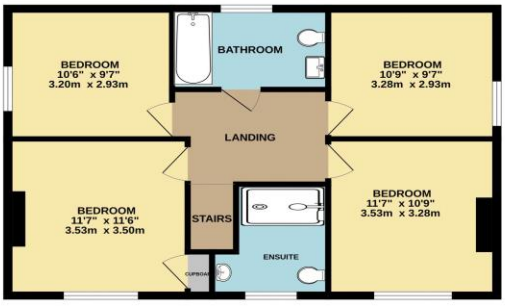
Services: Mains water, drainage and electricity are connected to the property. The heating system and services where applicable have not been tested.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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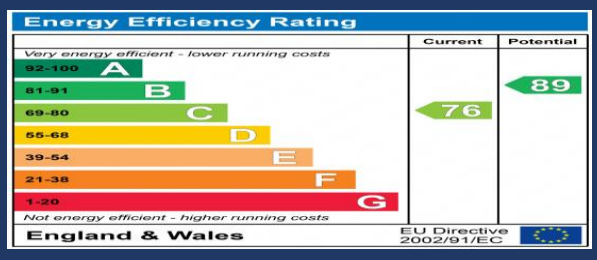

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