FREEHOLD

£410,000



1 FOREST EDGE, DRYBROOK, GLOUCESTERSHIRE, GL17 9HY

- FOUR BEDROOMS - (MASTER BEDROOM WITH EN-SUITE)
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- GARAGE
- THREE RECEPTION ROOMS
- DOWNSTAIRS W.C.
- GALLERIED LANDING
- DOUBLE GLAZING
- GARDENS

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A TRULY DISTINCTIVE HOME THAT STANDS APART FROM THE SURROUNDING DEVELOPMENT, THIS BEAUTIFULLY DESIGNED PROPERTY COMBINES THE CLEAN LINES AND PRACTICALITY OF CONTEMPORARY LIVING WITH THE TIMELESS CHARACTER OF A MODERN FARMHOUSE. FROM THE MOMENT YOU STEP INTO THE IMPRESSIVE WELCOMING ENTRANCE HALL, THE SENSE OF SPACE AND QUALITY IS IMMEDIATELY APPARENT. A STUNNING GALLERIED LANDING CREATES A STRIKING FOCAL POINT, ENHANCING THE HOME'S LIGHT-FILLED AND ELEGANT INTERIOR. OFFERING THREE VERSATILE RECEPTION ROOMS AND A SUPERB KITCHEN/BREAKFAST ROOM, THE LAYOUT HAS BEEN THOUGHTFULLY DESIGNED FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. THE PROPERTY IS IMMACULATELY PRESENTED WITH STYLISH DECOR AND HIGH QUALITY FINISHES THAT ALLOW A BUYER TO MOVE STRAIGHT IN AND ENJOY.

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.



Canopied entrance porch with door to -

Spacious Reception Hall: 11' 6" x 9' 6" (3.5m x 2.9m), Karndean flooring , radiator.

Lounge: 20' 4" x 11' 2" (6.2m x 3.4m), Attractive 'Minster' style fireplace in Bath stone with inset fire, windows to front and sides, French doors to rear, radiator.

Dining Room: 11' 2" x 9' 10" (3.4m x 3m), Windows to front and side, radiator.



Kitchen/Breakfast Room: 15' 1" x 11' 2" (4.6m x 3.4m), Fitted at wall and base level with integrated fridge and freezer, dishwasher, Range cooker with hood over, sink unit, Karndean flooring, extractor, window to rear and French doors to side, gas boiler providing central heating and domestic hot water.

Utility Room: 5' 11" x 4' 7" (1.8m x 1.4m), Sink unit, plumbing for washing machine, Karndean flooring, door to side, gas boiler providing central heating and domestic hot water.

Study: 10' 2" x 6' 3" (3.1m x 1.9m), Window to rear, radiator.

First floor stairs to -

Superb galleried landing: Airing cupboard, window to front with views, radiator.

Master Bedroom: 21' 0" x 11' 2" (6.4m x 3.4m) - (including En-suite), Built-in wardrobes with mirror door (triple and double), radiator, windows to rear and side. En-Suite - Radiator, W.C., Sink Unit, shower cubicle with shower, tiling to walls, window.

Bedroom Two: 11' 2" x 10' 10" (3.4m x 3.3m), Built-in triple wardrobe with mirror doors, radiator, window to rear.

Bedroom Four: 11' 10" x 7' 3" (3.6m x 2.2m), Radiator, window to front with views.

Bedroom Three: 11' 2" x 9' 2" (3.4m x 2.8m), built in double wardrobes with mirror doors ,Radiator, window to front with views.

Bathroom: Three piece suite with over bath shower, window to rear, radiator.

Outside: The property is approached via a long drive with parking and access to large single garage with power & light and door to garden. A feature of the property is the large patio area approximately 45' 0" x 41' 0" (13.71m x 12.49m) perfect for dining out and enjoying the private southerly aspect giving maximum sunshine. There are steps leading to a lower lawned area with further steps to a top lawn over-looking the property.

Services: All mains services are connected to the property. All services and appliances have not and will not be 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
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.

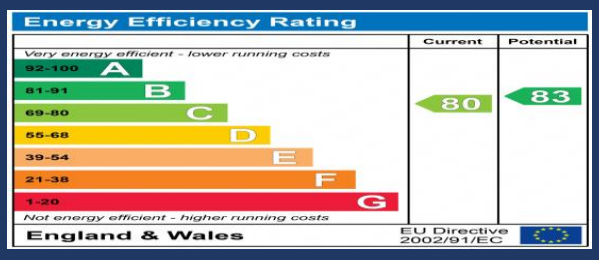


TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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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