

Oak Villa, 1 High Street
Brierley, Drybrook GL17 9DJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £375,000

A CHARMING THREE-BEDROOM, THREE-STOREY SEMI-DETACHED PERIOD COTTAGE, believed to date back to the MID-TO-LATE 19TH CENTURY, enjoying a DELIGHTFUL POSITION backing onto ANCIENT WOODLAND. Rich in CHARACTER and APPEAL, the property also benefits from an ATTACHED ANNEXE offering EXCELLENT POTENTIAL for HOLIDAY-LET ACCOMMODATION or MULTI-GENERATIONAL LIVING subject to the necessary permissions. Additional features include PV SOLAR PANELS, OFF-ROAD PARKING to the rear accessed via a Forestry Commission track, and ENCLOSED GARDENS with a variety of useful OUTBUILDINGS, including a SUMMER HOUSE.

The main house has EE broadband and the Annex has Gigaclear Fibre broadband connected.

Brierley is situated between the villages of Drybrook and Ruardean Woodside and benefits from a community shop and local garage. Surrounded by the Forest of Dean woodland and forest trails it is perfect for family fun and outdoor activities.

Ruardean Woodside has a pleasant village atmosphere with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.





The property is accessed via a small picket gate with concrete pathway leading to the front door of UPVC obscure glazed construction. This leads into the:

KITCHEN/BREAKFAST ROOM
19'11 x 12'06 narrowing to 11'11 (6.07m x 3.81m narrowing to 3.63m)
One and a half bowl single drainer ceramic sink unit with mixer tap over, rolled edge granite worktops, range of base and wall mounted units, island unit, tiled surrounds, tiled flooring, power points, four-ring induction hob, filter and extractor hood above, double oven, space for undercounter dishwasher, freestanding fridge freezer, tongue & groove ceiling with directional spot lights, glazed panel roof lights, feature exposed stone wall, rear aspect upvc double glazed window and door overlooking the garden with views towards ancient oakland, door opening into:

DINING ROOM
12'00 x 11'07 (3.66m x 3.53m)
Feature fireplace opening with wooden lintel and wood burning effect stove inset, alcove to right hand side with UPVC double glazed window, alcove to left housing shelving space and storage cupboard, wooden flooring, exposed timber skirting boards, power points, ceiling light with ceiling rose, wall light points, coving, stairs leading to the first floor, opening into:

LOUNGE
12'00 x 11'07 (3.66m x 3.53m)
Directional ceiling spots, wall light points, coving, brick feature fireplace with brand new Wood burner with a Fire proof timber effect lintel/mantelpiece, continuation of the wood effect flooring, TV point, power point, large radiator, store cupboard housing the solar panel controls, front aspect UPVC partially obscure bay window with seating area with views towards forest in the distance.

FIRST FLOOR LANDING
Staris leading to the second floor, single radiator, power points, inset ceiling spots, low level lighting to skirting boards, extractor fan, mains wired smoke alarm, carbon monoxide detector, wooden panel doors giving access into:

WALK-IN STORE ROOM
6'08 x 4'11 (2.03m x 1.50m)
Lighting, wall mounted electric heater, various hanging and shelving options.

BEDROOM ONE
11'10 x 12'00 (3.61m x 3.66m)
Ceiling light with ceiling rose, coving, power points, single radiator, front aspect UPVC Georgian bar double glazed window with views towards woodland in the distance.







BEDROOM THREE
6'07 x 7'00 (2.01m x 2.13m)
Directional ceiling spot, coving, single radiator, power points, built-in bed with storage beneath, side aspect UPVC double glazed window.

FAMILY BATHROOM
White suite with modern P shaped bath, curved shower screen, tiled surround and shower mixer tap over, vanity wash hand basin with cupboards beneath, concealed cistern w.c, continuation of the timber clad ceiling, inset ceiling spots, single radiator, range of store cupboards housing Gas Combi boiler with an expansion chamber, low level lighting to exposed timber skirting boards, side aspect UPVC obscure double glazed window.

SECOND FLOOR LANDING
Mains wired smoke alarm, carbon monoxide detector, velux roof light, wooden panel door giving access into:

BEDROOM TWO
12'10 x 9'01 (3.91m x 2.77m)
Sloped ceiling, inset ceiling spots, rear aspect dormer window, access to eaves storage space, power points, timber frame Georgian bar double glazed windows overlooking the rear garden with views towards the ancient oakland.

from the Kitchen, wooden panel door gives access into the:

ANNEXE

LOUNGE
15'09 x 11'02 (4.80m x 3.40m)
Tongue & groove timber clad ceiling and wall, directional ceiling spots, continuation of the tiled flooring from the Kitchen, wood burning stove with stone & brick fireplace, single radiator, two front aspect UPVC double glazed windows overlooking the front garden with views towards woodland in the distance, small step down into the:

REAR HALLWAY
Wooden panel door giving access into:

OFFICE/DRESSING ROOM
13'03 x 9'06 narrowing to 4'11 (4.04m x 2.90m narrowing to 1.50m)
Two ceiling lights, wood laminate flooring, power points, single radiator, telephone point, rear aspect UPVC double glazed window overlooking the front garden and towards woodland, steps down into:

KITCHENETTE/UTILITY
8'11 x 5'10 (2.72m x 1.78m)
Batten ceiling light, one and a half bowl single drainer sink unit with monoblock tap over, rolled edge worktops, range of base units, wall mounted unit, space for freestanding fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, heated towel radiator, concertina door with step down leading into the:










Cling Film
Please wipe down the equipment before and after use
Panasonic
ATTENTION





BEDROOM
18'05 x 8'03 (5.61m x 2.51m)
Wall light points, wood laminate flooring, power points, tongue & groove timber clad wall, telephone point, two built-in storage cupboards with power points inside, side aspect UPVC double glazed window overlooking the garden, side apsect UPVC French door opening onto the garden.

BATHROOM
7'02 x 6'00 (2.18m x 1.83m)
White suite with close coupled w.c, pedestal wash hand basin with taps over, shower cubicle with multipoint shower fitted, tiled surround, glazed roof light, extractor fan, wall mounted electric heater, tiled flooring, directional ceiling lights, double radiator.

PARKING
To the side, there is a generous parking area for three to four vehicles, enclosed by wrought iron railings and a gated entrance, which in turn leads directly onto a Forestry Commission track.

OUTSIDE
Accessed directly from the kitchen via a UPVC double glazed door, the rear garden has been thoughtfully arranged to provide a variety of seating and entertaining areas. Immediately adjoining the property is a flagstone-paved terrace with a fitted bench and pergola with polycarbonate roof, creating an ideal sheltered seating area. Steps rise through the garden to a decked terrace housing a hot tub, which is to be included in the sale, while a further generous paved patio with pergola provides an excellent additional space for outdoor dining and entertaining. There is also a lean-to wood store and external power points for added convenience.

The remainder of the garden is mainly laid to lawn and enclosed by mature hedging and fencing, enjoying a good degree of privacy. Established trees, including a pear tree, add to the garden's charm, while a powered storage shed offers practical outdoor storage. A particular feature is the timber summer house, benefiting from power, two front aspect windows, French doors opening onto the garden, and a small veranda enjoying views across the ancient woodland beyond.

DIRECTIONS
From the Mitcheldean office, proceed to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the Nailbridge traffic lights, continue straight over. Proceed for approximately 1.5 miles where the proeprty can be found on the right hand side around 50 yards after a signpost for Ruardean Woodside and The Pludds. Vehicle access can be found by taking The Pludds turning, proceeding for 50 yards and turning left onto a Forestry Commission track leading to the parking area.

SERVICES
Mains water, electricity, gas. Septic tank.
PV Solar Panels- owned outright
Underfloor heating

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 Water Authority

TENURE
Freehold

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

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)

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).











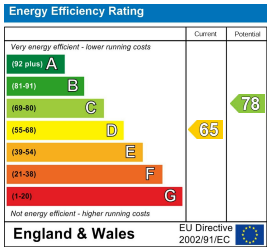


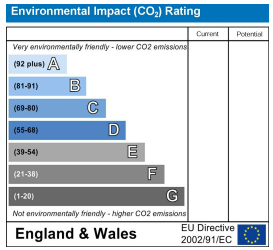






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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