

Poachers Lodge Springfields
Drybrook GL17 9BW

STEVE GOOCH
ESTATE AGENTS | EST 1985

Poachers Lodge Springfields

Drybrook GL17 9BW

£600,000

*****VIRTUAL TOUR AVAILABLE*** Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND VERSATILE THREE/FOUR BEDROOM DETACHED FAMILY HOME, occupying a GENEROUS PLOT EXTENDING TO APPROXIMATELY 0.4 ACRES and OFFERED WITH NO ONWARD CHAIN. The property provides FLEXIBLE AND WELL-PROPORTIONED ACCOMMODATION, complemented by BEAUTIFUL MATURE GARDENS AND GROUNDS, enjoying STUNNING FAR-REACHING VIEWS and a delightful outlook. Further benefits include a DOUBLE GARAGE, together with OWNED SOLAR PANELS AND BATTERY STORAGE, offering improved energy efficiency, as well as oil-fired 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.




JUNE

The property is accessed via a canopy style porch area with outside lighting and steps leading to the upvc front door. This leads into the:

ENTRANCE HALL

Ceiling light, coving, stairs leading to the first floor, dado rail, door to understairs storage cupboard, power points, telephone point, two single radiators, side aspect upvc Georgian bar double glazed window overlooking the driveway and parking with views towards fields and countryside, front aspect obscure glazed round window, solid oak door giving access into:

LOUNGE

10'5 x 22'11 (3.18m x 6.99m)

Feature fireplace with electric fire inset, two ceiling light points, ceiling roses, coving, built-in shelving and storage, single radiator, double radiator, power points, two bay windows with upvc leadlight windows inset overlooking the garden with far reaching views over fields and countryside, front aspect leadlight double glazed window overlooking the garden with far reaching views over forest and woodland, pair of double oak doors giving access into:

DINING ROOM

11'7 x 9'2 (3.53m x 2.79m)

Ceiling light, coving, power points, double radiator, set of upvc leadlight French doors opening onto the garden with views towards fields and countryside, solid timber door giving access into:

UTILITY ROOM

12'0 x 5'10 (3.66m x 1.78m)

Inset ceiling spots, range of wall and base mounted built-in cupboards, single sink with mixer tap over, tiled surrounds, rolled edge worktops, central heating timer controls, space for freestanding fridge/freezer, wood laminate flooring, solid oak door giving access into:

CLOAKROOM

5'11 x 3'0 (1.80m x 0.91m)

White suite with low level w.c, ceiling light, wall mounted wash hand basin, tiled splashback, radiator, wood laminate flooring, side aspect upvc obscure leadlight window, solar panel controls. Solid oak door giving access into:

OFFICE/BEDROOM FOUR

22'4 x 16'2 (6.81m x 4.93m)

Ceiling light, inset ceiling spots, power points, two single radiators, double radiator, power points, internet points, side aspect upvc leadlight window, side aspect door opening onto the garden with far reaching views, side aspect upvc Georgian bar double glazed window overlooking the courtyard. Solid oak door giving access into:







UTILITY
6'2 x 7'0 (1.88m x 2.13m)
Vaulted ceiling, ceiling light, plumbing for automatic washing machine and tumble dryer, power points, lighting, upvc side door opening onto the courtyard, solid oak door gives access into:

KITCHEN/DINING ROOM
15'7 x 12'0 (4.75m x 3.66m)
One and a half bowl single drainer, stainless steel sink unit, mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, natural timber window ledges, inset ceiling spots, built-in Neff oven, hob and filter hood above, continuation of the wood laminate flooring, double radiator, front aspect upvc leadlight double glazed window overlooking the front garden with far reaching views over fields, countryside, forest and woodland, side aspect leadlight window overlooking the parking and driveway, solid oak door giving access to the pantry cupboard with lighting, shelving and tiled flooring.

From the hallway, stairs lead up to the first floor:

LANDING
Ceiling light, access to roof space, coving, built-in cupboard with lighting and hanging rails, solid timber door giving access to airing cupboard with slatted shelving space and hot water cylinder, single radiator, power point, solid oak doors giving access into:

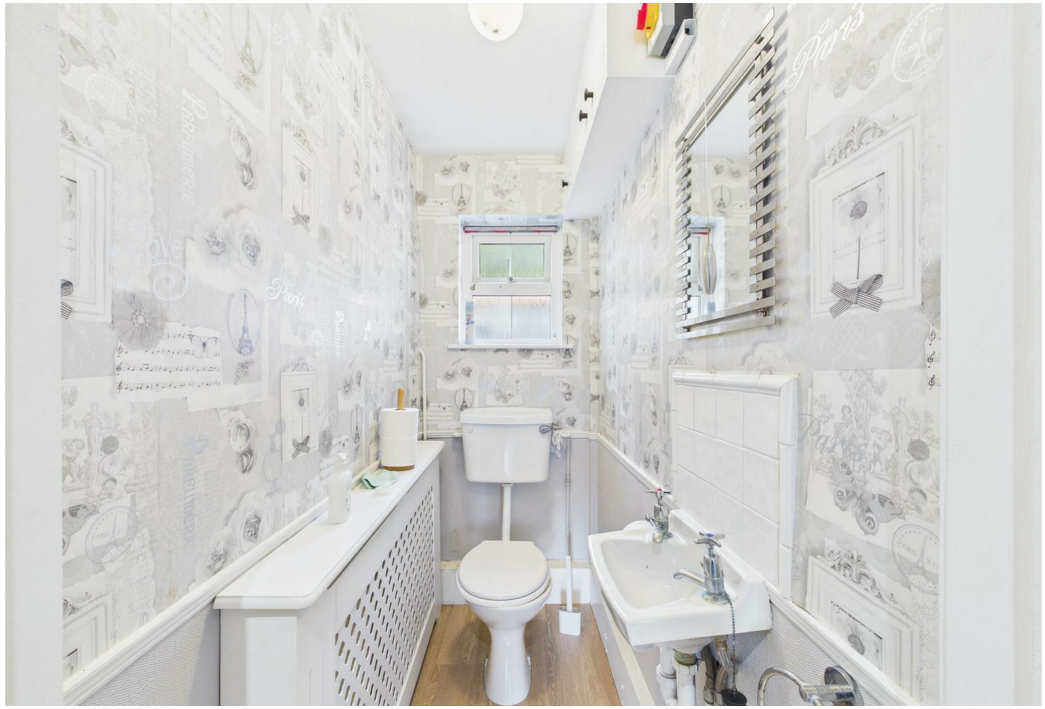
BEDROOM ONE
12'2 x 11'11 (3.71m x 3.63m)
Ceiling light, coving, single radiator, power points, front aspect upvc leadlight window overlooking the garden with far reaching views over fields, countryside, forest and woodland, side aspect upvc leadlight window overlooking the parking area, solid oak door giving access into:

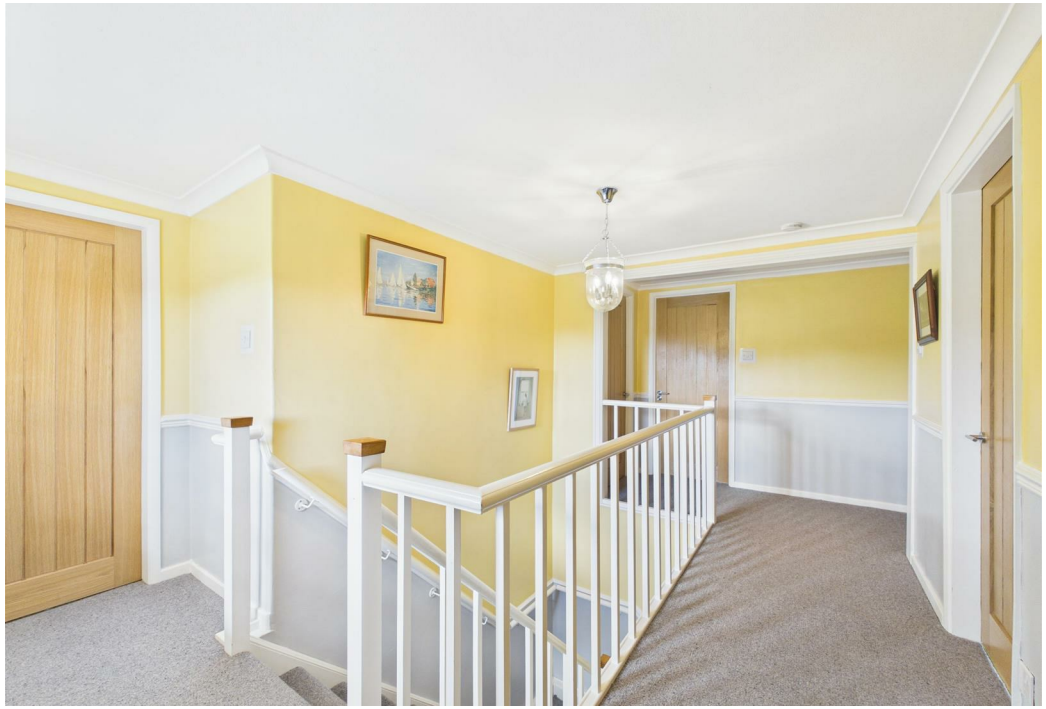
EN-SUITE
2'11 x 7'8 (0.89m x 2.34m)
White suite with close coupled w.c, Saniflo system fitted, wall mounted wash hand basin, monobloc mixer tap over, shower cubicle with electric shower fitted, inset ceiling spots, tiled walls, extractor fan.

BEDROOM TWO
11'0 x 15'1 (3.35m x 4.60m)
Ceiling light, power points, eaves storage cupboards, double wardrobe with hanging and shelving options, double radiator, front and side aspect upvc leadlight double glazed window overlooking the garden and far reaching views over fields, countryside, forest and woodland.

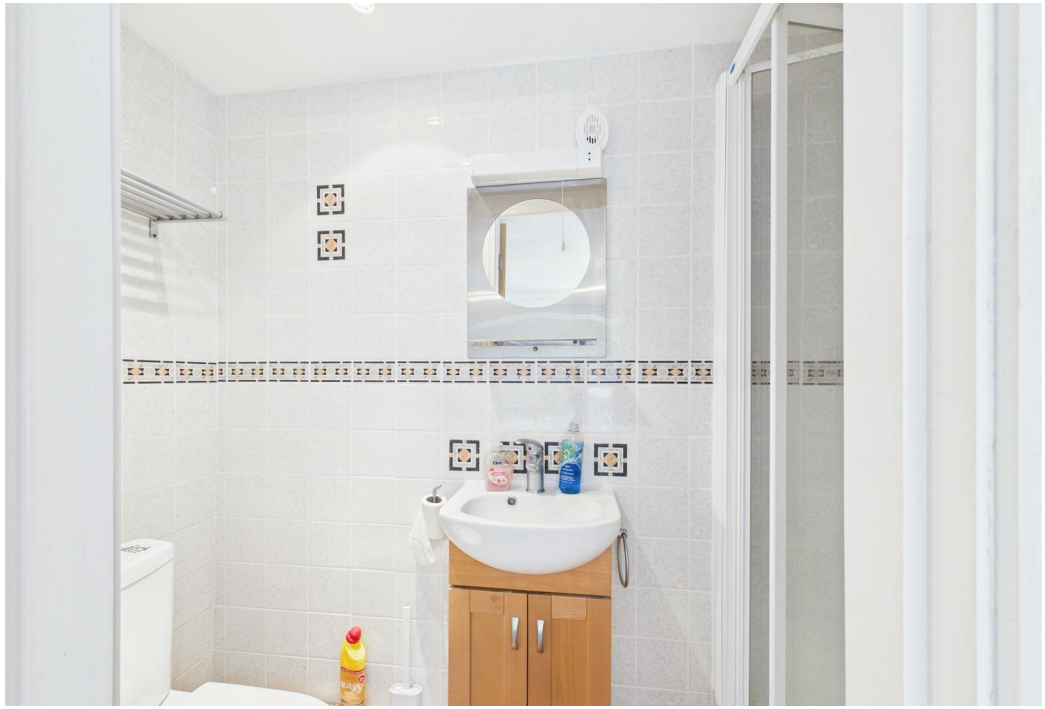














BEDROOM THREE
9'8 x 9'3 (2.95m x 2.82m)
Ceiling light, dado rail, single radiator, power points, side aspect upvc leadlight double glazed window overlooking the garden and far reaching views over fields, countryside, forest and woodland.

BATHROOM
14'5 x 5'4 (4.39m x 1.63m)
White suite with close coupled w.c, vanity wash basin with mixer tap over, cupboard beneath, large walk-in shower cubicle with mains fed Mira shower fitted, rolled top claw footed bath with mixer tap and shower attachment fitted, heated towel radiator, two ceiling lights, half tiled walls, tiled flooring, single radiator, mirror with clock, shaver light and point, two rear aspect upvc leadlight double glazed windows overlooking fields and countryside.

ATTACHED DOUBLE GARAGE & PARKING
Accessed via an electric roller shutter door, power, lighting, consumer unit, personal door and window to side.
Parking and turning areas suitable for several vehicles.

OUTSIDE
The property is accessed via a pair of wrought iron electric gates leading to a block-paved driveway with dwarf walls to either side. To the left-hand side is a lawned area with a range of trees, shrubs and bushes, enclosed by fencing and hedging. To the right-hand side of the driveway, steps lead up to a flagstone and gravel patio seating area. Gated access leads to a small paddock, ideal for poultry or a vegetable plot. Further steps rise to a level lawned area with flower borders, shrubs and bushes, enclosed by walling and fencing, together with an arbour with climbing plants, various seating areas, a garden shed, outside lighting, outside tap, and a feature stone mill trough and pump.

There is gated access to the side courtyard, where there is an oil storage tank, central heating and domestic hot water boiler, solar panel controls, and further outside lighting, enclosed by walling and fencing.

DIRECTIONS
From the Mitcheldean office, proceed up over the Stenders, into the village of Drybrook, turning right at the crossroads onto Hawthorns Road. Continue along here, leaving the village. Upon reaching a crossroads, turn left onto Springfields, continuing for a few hundred yards where the property can be found on the right hand side as per our for sale board.

AGENTS NOTE
Please note that a disused railway tunnel is located beneath the left hand side of the property as per the picture.

SERVICES
Mains water, drainage, electricity. Oil. PV solar panels owned outright with battery storage.

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: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.







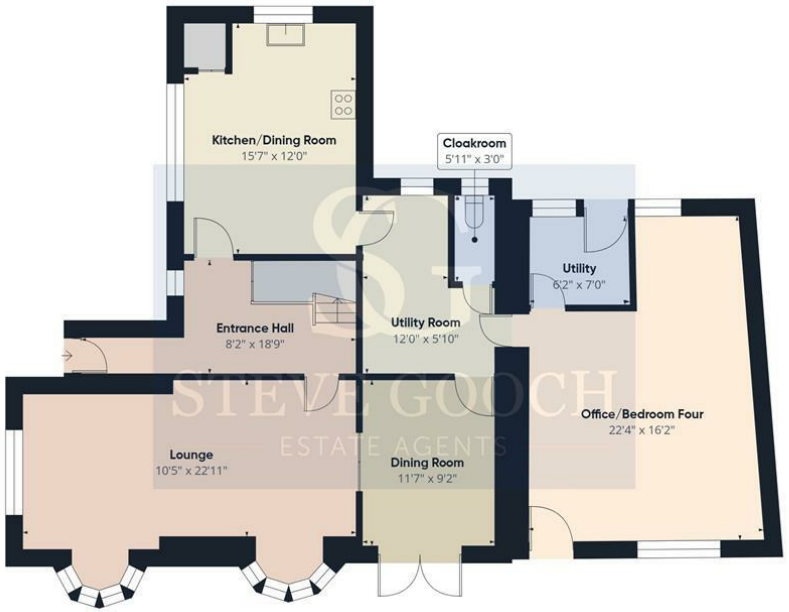
















Approximate total area(1)

1775 ft²

Reduced headroom

3 ft²

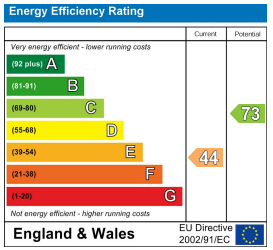
(1) Excluding balconies and terraces

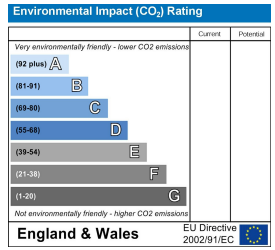
Reduced headroom

..... Below 5 ft

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

GIRAFFE360





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.

