

The Oaks Deans Walk
Drybrook GL17 9JU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £665,000

**** VIRTUAL TOUR AVAILABLE** The Oaks is an IMPRESSIVE and RARELY AVAILABLE FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION DETACHED residence with a DETACHED DOUBLE GARAGE, AMPLE OFF-ROAD PARKING with space for a motorhome/caravan, WESTERLEY FACING GARDENS boasting STUNNING PANORAMIC COUNTRYSIDE VIEWS and owned PV SOLAR PANELS. This wonderful property was constructed for the current owners in 2000 and serves as a PERFECT FAMILY HOME having 1,463 SQ.FT OF ACCOMMODATION SET OUT OVER TWO FLOORS, sitting proudly within its FIFTH OF AN ACRE PLOT and being located on HIGHLY SOUGHT AFTER HARROW HILL.**

This individual property offers a 25.ft Bay Fronted Living Room, separate Dining Room, Kitchen with Built In Appliances, Utility Room and downstairs WC as well as a Principal En-Suite Bedroom with Dressing Area, Three Further Double Bedrooms and a Family Bathroom. The Detached Double Garage has excellent potential for conversion to Annexe Accommodation or Holiday Let business opportunity (Subject to the Relevant Permissions).

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.



A front aspect composite door with obscured window to the side leads into:

ENTRANCE HALL
13'06 x 9'10 (4.11m x 3.00m)
An impressive and welcoming area with a radiator, Hive central heating controls, stairs ascending to the first floor galleried landing with storage cupboard below. Doors lead off to the living room, dining room, kitchen, utility room and w.c.

LIVING ROOM
11'04 x 25'04 (3.45m x 7.72m)
This light and spacious room runs the full length of the property having a front aspect bay window, radiators, fireplace with inset LPG gas fire and French doors leading out to the rear garden.

DINING ROOM
9'07 x 12'03 (2.92m x 3.73m)
Radiator, rear aspect window having panoramic views, a door leads through to the kitchen.

KITCHEN
9'10 x 11'01 (3.00m x 3.38m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, an inset 1.5 bowl sink unit with drainer. Integrated appliances include an eye level double electric oven, gas hob with glass splash-back and extractor hood over, a dishwasher, fridge and separate freezer. Additionally there is a radiator, tiled flooring and a rear aspect window having panoramic views.

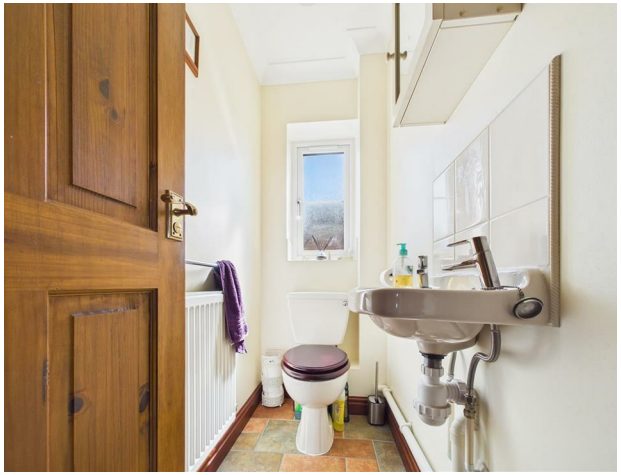
UTILITY ROOM
5'08 x 9'08 (1.73m x 2.95m)
Comprising a range of matching to the kitchen wall and base level units with laminate worktops and tiled splash-backs, an inset sink unit with drainer. There is space and plumbing for a washing machine, and a Worcester oil-fired combi boiler. There is also a tiled floor, radiator, side aspect door and a front aspect window.













W.C
2'11 x 6'02 (0.89m x 1.88m)
Convenient in any family home and comprising a close coupled w.c, wall mounted washbasin with tiled splash-backs, radiator, tiled flooring and an obscured front aspect window.

LANDING
Airing cupboard with radiator, loft access, radiator, front aspect window, doors lead off to the four bedrooms and family bathroom.

PRINCIPAL BEDROOM
14'06 x 12'05 (4.42m x 3.78m)
A large suite with dressing area having a range of built in wardrobes and an en-suite shower room. There is a radiator and two rear aspect windows having panoramic views.

EN-SUITE SHOWER ROOM
7'00 x 5'03 (2.13m x 1.60m)
Comprising a shower cubicle with mains fed shower, close coupled w.c and a pedestal washbasin with tiled splash-backs. There is also a radiator and an obscured rear aspect window.

BEDROOM TWO
9'03 x 8'11 (2.82m x 2.72m)
A double room with built in mirrored double wardrobe, a radiator and a rear aspect window with panoramic views.

BEDROOM THREE
9'03 x 7'05 (2.82m x 2.26m)
A double room with built in mirrored double wardrobe, a radiator and a front aspect window.

BEDROOM FOUR
9'00 x 7'11 (2.74m x 2.41m)
A double room with a built in mirrored double wardrobe, a radiator and a front aspect window.

FAMILY BATHROOM
8'00 x 5'04 (2.44m x 1.63m)
Comprising a wooden panelled bath with electric shower over, close coupled w.c and a pedestal washbasin. There is also a radiator and an obscured side aspect window.

PARKING & DETACHED DOUBLE GARAGE

18'06 x 21'11 (5.64m x 6.68m)

To the front of the property is a large gated block paved driveway suitable for parking multiple vehicles or even a motorhome or caravan, with an additional gravelled area. The double garage is accessed via a pair of up and over doors having power supply, lighting, water and drainage connected as well as PV solar panels on the roof. There is a large storage room above making the garage ideal for conversion to an annexe or holiday let (subject to the relevant permissions).

OUTSIDE

The Oaks sits proudly in the centre of its circa fifth of an acre plot, having its gated driveway and double garage situated in front. A path leads to the front entrance. The westerly facing rear garden comprises a raised terrace having plenty of room for al fresco dining and entertaining and offers a stunning panoramic view over surrounding hills and countryside. A lower lawn is bordered by planted borders.

SERVICES

Mains electricity, water and drainage. Oil central heating. Solar Panels - owned outright. Broadband - Standard.

WATER RATES

Severn Trent Water Authority - rate TBC

LOCAL AUTHORITY

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

DIRECTIONS

From the Mitcheldean office, proceed up The Stenders Road in the direction of Drybrook. Upon entering the village of Drybrook, continue along the High Street, turning left at the crossroads junction onto Drybrook Road. Continue along, then take the first left turning onto Trinity Road then take the second left turn into Larksfield Road. Follow this road up the hill where the property can be found after approx. 400 yards on the left.









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.

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)

TENURE

Advised as 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.









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.

