



**Croft House Morse Road
Drybrook GL17 9AT**

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Croft House Morse Road

Drybrook GL17 9AT

Guide Price £355,000

Croft House is a CHARMING CHOCOLATE BOX COTTAGE located on the edge of DRYBROOK village boasting THREE DOUBLE BEDROOMS and THREE RECEPTIONS offering Circa 1280 SQ.FT of LIVING SPACE ideal for family living. The MATURE COTTAGE GARDEN surrounds the property and offers an ESTABLISHED VEGETABLE PLOT and SUPERB PANORAMIC VIEWS over surrounding countryside, there is also OFF-ROAD PARKING FOR TWO VEHICLES. The property further benefits from SOLAR PANELS with SOLAR I-BOOST.

The accommodation comprises a 16FT. KITCHEN/DINER with RAYBURN, LOUNGE, LIVING ROOM with FIREPLACE and WOOD BURNING STOVE, OFFICE and W.C on the ground floor, with THREE DOUBLE BEDROOMS and a BATHROOM on the first floor.

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.



Door leads into;

KITCHEN/DINING ROOM

16'08 x 9'05 (5.08m x 2.87m)

Comprising a range of pine wall and base level units with slate and pennant stone worktops, Belfast sink unit, Rayburn, space for a further gas or electric cooker, space for a fridge/freezer and washing machine, flagstone floors, front aspect sash window. Door leads into:

LOUNGE

12'10 x 10'00 (3.91m x 3.05m)

Front aspect sash window and door, quarry tile floor, door leads to;

LIVING ROOM

11'11 x 10'02 (3.63m x 3.10m)

Feature fireplace with wood burning stove, quarry tile floor, exposed stone wall, front aspect sash window, door leads to;

OFFICE

15'09 x 7'09 (4.80m x 2.36m)

Stairs lead to the first floor, quarry tile floor, doors lead to the w.c and side lean-to porch.

W.C

Low level w.c, wall mounted washbasin with tiled splash-backs, quarry tile floor.

LEAN-TO PORCH

Great storage space with access into a further store room.

LANDING

Split level landing with access to bedroom three halfway up the stairs, the stairs then turn and continue up to the main landing with access to bedrooms one, two and bathroom.

BEDROOM THREE

12'06 x 8'04 (3.81m x 2.54m)

Side aspect window and skylight.





BEDROOM ONE

12'00 x 10'00 (3.66m x 3.05m)

Exposed stone wall, wooden floorboards, front aspect sash window with superb countryside views.

BEDROOM TWO

12'10 x 9'10 (3.91m x 3.00m)

Wooden floorboards, front aspect sash window with superb countryside views.

BATHROOM

Bath with electric shower over and tiled surround, low level w.c., pedestal washbasin, side and rear aspect windows.

PARKING

A path leads to the parking area for two vehicles.

OUTSIDE

The mature cottage gardens feature an established vegetable garden, flowers, shrubs and small trees. Stunning panoramic views over surrounding countryside can be enjoyed from this wonderful sunny garden.

AGENTS NOTE

Please note a portion of the garden will be retained by the current owners for the purpose of erecting a new build property.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the exit signposted Drybrook and Ruardean on to Morse Road. Follow the road in the direction of the village of Ruardean for approximately a quarter of a mile where the property can be found sat back up off the road on the left hand side.

SERVICES

Mains water, electricity, drainage. Solid fuel heaters. PV Solar Panels owned outright with Solar iBoost.

WATER RATES

Severn Trent Water Authority.

LOCAL AUTHORITY

Council Tax Band: C

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

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)

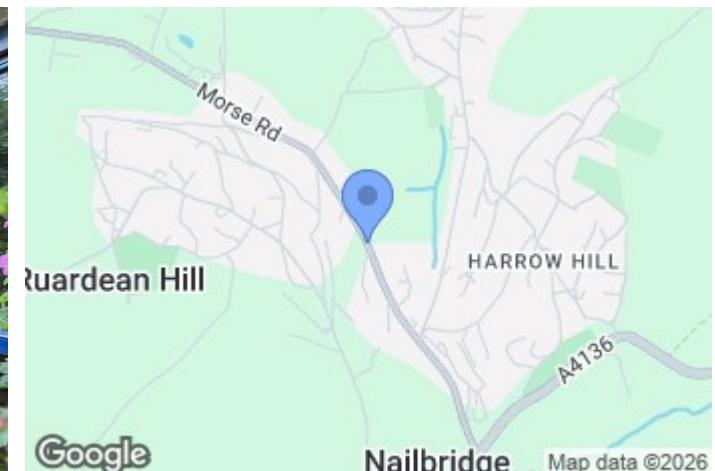
TENURE

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.





Croft House, Morse Road, Drybrook, Gloucestershire
 Approximate Gross Internal Area
 108 Sq M/1163 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





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