



FREEHOLD

£350,000



**WOODVIEW, LARKSFIELD ROAD, HARROW HILL, DRYBROOK,
GLOUCESTERSHIRE, GL17 9JP**

- THREE DOUBLE BEDROOMS
- GREAT SIZED KITCHEN/BREAKFAST ROOM WITH LOVELY OUTLOOK
- LPG GAS CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- PEACEFUL LOCATION
- LOUNGE & SEPARATE DINING ROOM
- SHOWER ROOM
- PARKING ON THE FRONT & DRIVEWAY TO REAR CAN EASILY BE CREATED
- 100 FT REAR GARDEN WITH STUNNING VIEWS TOWARDS DRYBROOK & RUARDEAN HILL

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE EXCITED TO PRESENT 'WOODVIEW' A MUCH LOVED FAMILY HOME WITH AN ABUNDANCE OF CHARM, CHARACTER AND SCOPE FOR IMPROVEMENT. WHILE THE PROPERTY WOULD BENEFIT FROM SOME UPDATING AND MODERNISATION, IT OFFERS AN EXCITING OPPORTUNITY TO CREATE A WONDERFUL LONG TERM HOME TAILORED TO YOUR OWN TASTE. ONE OF ITS STANDOUT FEATURES IS THE GENEROUS GARDEN WITH AMPLE SPACE TO EXTEND AND CREATE A LARGER, MORE CONTEMPORARY LIVING SPACE WHILE THE LOVELY VIEWS PROVIDE BEAUTIFUL BACKDROP. THE COTTAGE FACES TOWARDS A LARGE GREEN AREA BEYOND WHICH ARE THE WOODS FOR THOSE ENJOYING WALKS AND CYCLING.

Harrow Hill is a popular and sought after Village above the Village of Drybrook. 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.

Half glazed UPVC door to -

Sitting Room: 12' 10" x 10' 8" (3.91m x 3.24m),
Window to front overlooking the green, feature fireplace housing gas fire, T.V. point, radiator.

Dining Room: 10' 10" x 10' 2" (3.3m x 3.1m),
Window to front, radiator, wood panel wall and ceiling.

From sitting room, door to -



Kitchen: 14' 1" x 10' 8" (4.29m x 3.24m),
A lovely light and airy room with views over the garden, windows to two aspects and patio doors to outside, range of wall and base units, sink unit, plumbing and space for washing machine, wall mounted oil fired boiler providing central heating and domestic hot water.

From sitting room, stairs to -

First Floor Landing: Airing cupboard.

Bedroom One: 10' 8" x 10' 7" (3.25m x 3.22m),
Window to front with lovely outlook over the green and towards the woods, radiator.

Bedroom Two: 9' 11" x 9' 9" (3.03m x 2.97m),
Window to front, again with lovely outlook, radiator.

Bedroom Three: 11' 5" x 8' 5" (3.49m x 2.56m),
This room has the most fantastic view towards Drybrook, Ruardean Hill and surrounds.

Shower Room: Suite comprising large shower cubicle, low level W.C., sink, radiator, window.

Outside: To the front is a grass verge where you can park a car. To the rear is a level, approximately 100 foot long garden with a selection of established shrubs, seasonal planting and attractive open views. The flat nature of the garden provides a range of possibilities for outdoor entertaining, relaxing, gardening and general outdoor enjoyment. There is a brick shed with power and may also be potential to create a driveway or access onto the property making this an ideal family home.

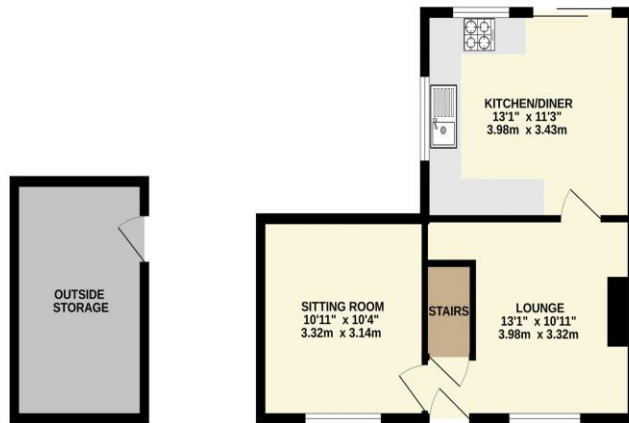
Services: Mains water, drainage and electricity are connected to the property. The heating system and services where applicable have not been tested



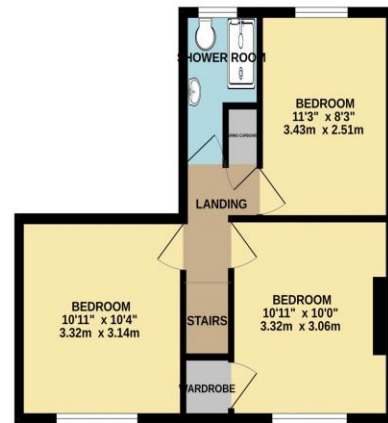
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

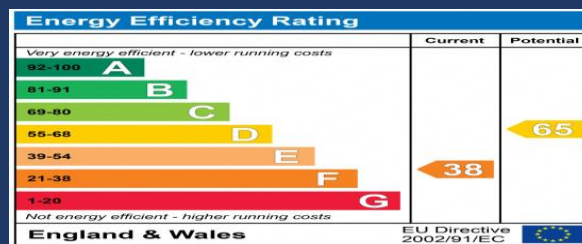


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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PASSIONATE
ABOUT
Property
SINCE 1982