



**2 Forest Edge**  
**Drybrook GL17 9HY**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## 2 Forest Edge

### Drybrook GL17 9HY

Offers In Excess Of £400,000

A STUNNING FOUR BEDROOM, THREE RECEPTION, TWO BATHROOM LINK-DETACHED PROPERTY, presented to an EXCEPTIONALLY HIGH STANDARD throughout, offering 1,840SQ. FT of SPACIOUS and VERSATILE accommodation perfect for MODERN FAMILY LIVING. This handsome EXECUTIVE property enjoys a peaceful EDGE-OF-VILLAGE setting, surrounded by woodland, yet within easy reach of local shops, schools, and amenities.

The property features a 22' LIVING ROOM, a LARGE CONSERVATORY, TWO UTILITY rooms, and a PRINCIPAL BEDROOM with EN-SUITE SHOWER ROOM. Additional benefits include a WEST-FACING GARDEN, OFF-ROAD PARKING, and an ATTACHED SINGLE GARAGE, making it a truly VERSATILE and DESIRABLE family home.

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.





The property is approached via a front aspect composite door that leads into;

### **ENTRANCE HALL**

A warm and welcoming space with practical engineered wood flooring, radiator, thermostat heating controls, stairs lead to the first floor landing, doors lead off to the cloakroom, living room, study and kitchen/diner.

### **CLOAKROOM**

Close coupled w.c, pedestal washbasin with tiled splash backs, radiator, tiled floor, extractor.

### **LIVING ROOM**

**22'4" x 11'8" (6.81m x 3.56m)**

A spacious 22' room ideal for large families and entertaining guests, radiators, tv point, front aspect window and rear aspect French doors leading into the conservatory.

### **LOUNGE/OFFICE**

**13'01 x 10'01 (3.99m x 3.07m)**

An ideal and comfortable work from home space, radiator, front aspect window.

### **KITCHEN/DINING AREA**

**20'00 x 15'05 (6.10m x 4.70m)**

Comprising a range of contemporary wall and base level units with smart quartz worktops, inset sink unit with drainer, Rangemaster dual gas/electric cooker with cooker hood over and stainless steel splash-back. Integral dishwasher, space for a fridge/freezer. Tiled floor, radiator, under-stairs storage cupboard, rear aspect window, doors lead to the utility and secondary utility rooms.

### **UTILITY**

Matching Quartz worktop with space and plumbing below for a washing machine and tumble dryer, wall mounted gas-fired boiler, radiator, tiled floor, side aspect composite door.

### **SECONDARY UTILITY**

**7'01 x 6'07 (2.16m x 2.01m)**

Base mounted unit with inset stainless steel sink and drainer, wall mounted units, space for a chest freezer, tiled floor, rear aspect window. Leads through to the conservatory.



## CONSERVATORY

13'06 x 12'02 (4.11m x 3.71m)

A thoughtfully designed space with engineered wood flooring, power points and lighting, radiator, remote controlled skylight, door leads to the garage and French doors lead out to the garden.

## SINGLE ATTACHED GARAGE

16'08 x 7'11 (5.08m x 2.41m)

Accessed via an up and over door, power and lighting, a hatch with drop down ladder leads to overhead storage space.

## LANDING

Airing cupboard housing the pressurised hot water cylinder, loft access, rear aspect window, doors lead off to the four bedrooms and family bathroom.

## BEDROOM ONE

13'09 max x 13'05 (4.19m max x 4.09m)

Built in mirrored double wardrobe, radiator, front aspect window, door leads into;

## ENSUITE SHOWER ROOM

Shower cubicle with mains fed shower and tiled surround, close coupled w.c, pedestal washbasin, heated towel rail, obscured side aspect window.

## BEDROOM TWO

16'05 max x 11'09 (5.00m max x 3.58m)

Radiator, front aspect window.

## BEDROOM THREE

10'05 x 8'04 (3.18m x 2.54m)

Radiator, rear aspect window.

## BEDROOM FOUR

10'06 x 9'02 (3.20m x 2.79m)

With built in over-stairs storage cupboard, radiator, front aspect window.

## FAMILY BATHROOM

8'08 x 6'04 (2.64m x 1.93m)

Comprising a four piece white suite with bath having tiled splash-backs, shower cubicle with mains fed shower and tiled surround, close coupled w.c and pedestal washbasin. Heated towel rail, obscured rear aspect window.







## **PARKING**

To the front of the property there is parking for two vehicles and electric car charger, to the side is an additional parking space in front of the garage. 1 Forest Edge has a right of way over the driveway.

## **OUTSIDE**

The west-facing, enclosed rear garden offers a good degree of privacy and is thoughtfully terraced over three levels. The lower level features a patio, a charming raised fish pond, a bin store area, outside tap, power points, and side access. The middle level is a mix of lawn and gravel and includes a practical Dutch barn-style shed. The top level boasts a large powered shed with potential to be converted into a home office or studio, along with a greenhouse and a patio seating area, perfect for relaxing or entertaining.

## **DIRECTIONS**

From the Mitcheldean office, proceed up the Stenders Road in the direction of Drybrook. Upon reaching the village, take the first right into Mannings Road, then the first left into Morman Close. Bear right into Forest Edge and continue along where the property can be found on the left.

## **SERVICES**

Mains water, drainage, electricity, gas.

## **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: D

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 available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## **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)







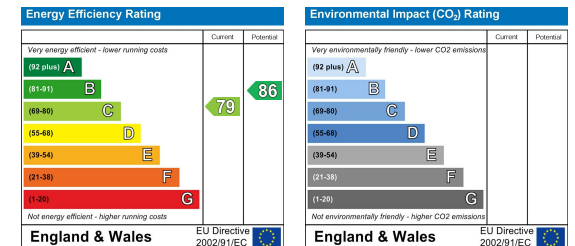
## 2, Forest Edge, Drybrook, Gloucestershire Approximate Gross Internal Area 171 Sq M/1840 Sq Ft



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.





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