



**FREEHOLD**

**£395,000**



## **MONKSTONE HOUSE, HIGH STREET, DRYBROOK, GLOUCESTERSHIRE, GL17 9ET**

- THREE DOUBLE BEDROOMS
- LIVING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- EN-SUITE TO MASTER BEDROOM
- STYLISH FITTED KITCHEN WITH BREAKFAST BAR, OPEN PLAN TO DINING AREA
- GROUND FLOOR SHOWER ROOM
- AIR SOURCE SMART HEATING SYSTEM
- GARDEN WITH AMPLE PARKING

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**KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS SIX-MONTH-OLD DETACHED PROPERTY WHICH HAS BEEN BEAUTIFULLY FINISHED TO A HIGH STANDARD THROUGHOUT, OFFERING STYLISH, MODERN LIVING WITH QUALITY FIXTURES AND FITTINGS. PRESENTED IN IMMACULATE CONDITION IN A SOUGHT AFTER VILLAGE LOCATION WITH OUTSTANDING COUNTRYSIDE VIEWS TO THE REAR.**

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.

Composite door with glass panelling either side to -

**Entrance Hall:** Warm and welcoming with herringbone wood effect flooring, under-floor heating, door to -

**Living Room: 18' 10" x 10' 10" (5.73m x 3.3m),** A lovely light and airy room with window to front and French doors to rear garden, again herringbone wood effect flooring, spotlights.

From hallway -

**Downstairs Wet Room:** Luxury fitted with suite comprising walk-in shower with three way attachments to include rainfall head, body jets and hand held, tiled walls and floor in coordinated patterns, recessed shelf with lighting, floating wash hand basin, low level W.C., chrome heated towel rail, extractor.



Also off hallway -

**Kitchen/Breakfast Room: 18' 9" x 10' 10" (5.72m x 3.29m),** The open plan kitchen and seating area offers a great social atmosphere blending cooking and relaxation making this the hub of the home. The units in the kitchen have a neutral finish, there are wall and base units ample worktop and storage space. There are integral appliances to include fitted oven with induction style hob over patterned glass splash-back, touch sensitive extractor with lighting, fridge/freezer, dishwasher and wine fridge. There are wooden worktops with matching upstands, ceramic one and a half bowl sink unit with mixer tap, kick board lighting. A breakfast bar provides seating, the room then further opens into a dining area.

A great sized fitted cupboard provides storage, windows to two aspects let light flood in all day long, French doors to the garden - perfect for summer entertaining, wood effect herring bone flooring which flows nicely into -



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Associated offices also at Coleford, Lydney and Gloucester.

**Utility Room:** Wall and base units again provide storage, one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer.

From hallway first floor stairs to -

**Landing:** Radiator, window to rear with views over open countryside, cupboard housing Vaillant water tank, access to loft which is part boarded.

**Bedroom One: 13' 9" x 10' 11" (4.19m x 3.32m),** Great sized double room with window to front, radiator, spotlights. **En-suite** comprises shower cubicle, low level W.C., sink unit with vanity drawers under, mirror with touch lighting, chrome heated towel rail, wood effect flooring.

**Bedroom Two: 13' 3" x 8' 11" (4.05m x 2.71m),** Window to rear, again having outstanding views over open countryside, radiator, spotlighting.

**Bedroom Three: 11' 3" x 9' 6" (3.44m x 2.9m),** Window to front, radiator, spotlights.

**Family Bathroom:** Suite comprising sink unit with vanity drawers under, panelled bath with shower attachment and tiled splash-backs, low level W.C., heated towel rail, window with opaque glass, wood effect flooring, spotlighting.

**Outside:** Gated access leads to a pathway which in turn leads to the front door. The gardens lie predominantly to the side and rear. To the rear is an attractive patio with large timber built shed, lawn and fenced boundaries. To the other side, the garden is bordered by a brook. To the side of the property is another patio area below which is a bed with seasonal planting. There is a good sized lawn and pea gravel driveway provides ample off road parking accessed by electric double gates (ample room for caravan/motor home etc.) There is a car charging point and three outside 240v sockets. The whole garden is made private with fence and wall boundaries and to the rear, a pleasant outlook over open countryside.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



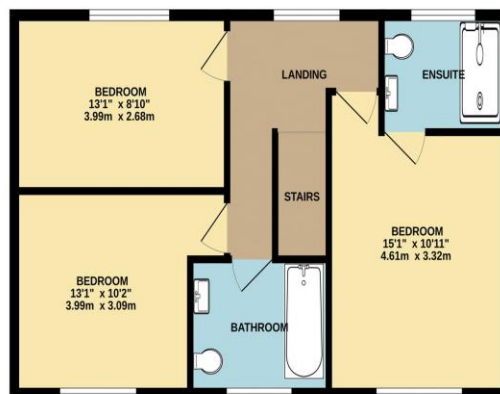
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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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