



FREEHOLD

£625,000



NEWBURGH, MORSE LANE, DRYBROOK, GLOUCESTERSHIRE, GL17 9BE

- **FOUR DOUBLE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **TWO RECEPTIONS**
- **CONSERVATORY**
- **NO ONWARD CHAIN**
- **GOOD SIZE DOWNSTAIRS SHOWER ROOM/CLOAKROOM**
- **APPROXIMATELY 1/2 ACRE PLOT MADE UP OF BEAUTIFUL FORMAL GARDENS & PLENTY OF PARKING AND NUMEROUS OUTBUILDINGS**
- **VERSATILE ACCOMMODATION (SUBJECT TO PLANNING - FOR EXTENSION/DUAL FAMILY ACCOMMODATION/HOLIDAY LET OR RUNNING A BUSINESS FROM HOME)**

www.kjtresidential.co.uk

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SITUATED IN A RURAL LOCATION ENJOYING WONDERFUL VIEWS OVER OPEN COUNTRYSIDE IS THIS DETACHED COTTAGE DATING BACK APPROXIMATELY 200 YEARS. THE MAIN COTTAGE WHILE IN NEED OF SOME MODERNISATION, CONSISTS OF A LOUNGE, DINING ROOM AND KITCHEN BREAKFAST ROOM WITH DOWNSTAIRS CLOAKROOM WITH FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR, EVERY ROOM ENJOYING AN OUTSTANDING VIEW. ADJOINING THE COTTAGE IS A DERELICT COTTAGE OPENING ONTO A BARN/WORKSHOP - IDEAL FOR REFURBISHMENT FOR HOLIDAY LETS/DUAL FAMILY ACCOMMODATION OR EXTENSION TO MAIN COTTAGE (SUBJECT TO PLANNING). THE PROPERTY SITS IN APPROXIMATELY 1/2 ACRE PLOT OF FLAT GARDENS MADE UP OF LAWNS WITH FLOWER BEDS. A DRIVEWAY LEADS DOWN TO THE PROPERTY WHERE THERE IS AMPLE PARKING, THERE IS A FURTHER OUTBUILDING ALSO.

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.

Lounge: 26' 2" x 13' 2" (7.97m x 4.01m),

Conservatory: 16' 5" x 9' 8" (5.00m x 2.94m),

Kitchen/Dining Room: 22' 3" x 15' 9" (6.78m x 4.80m),

Inner Hallway:



Downstairs Shower Room/Cloakroom

Sitting Room: 12' 5" x 11' 10" (3.78m x 3.60m),

Stairs to First Floor Landing: ,

Bedroom One: 14' 4" x 11' 4" (4.37m x 3.45m),

Bedroom Two: 14' 4" x 11' 2" (4.37m x 3.40m),

Bedroom Three: 13' 2" x 11' 10" (4.01m x 3.60m),

Bedroom Four: 12' 5" x 11' 10" (3.78m x 3.60m),

Bathroom: ,

Adjoining Derelict Cottage: 15' 8" x 10' 6" (4.77m x 3.20m),

Barn/Workshop: 35' 4" x 24' 11" (10.76m x 7.59m),

Garage: 25' 11" x 13' 9" (7.89m x 4.19m),

Outside: A sweeping driveway leads down to the property with lawns either side and herbaceous borders and flower beds. There is a large parking area. The whole garden has beautiful countryside views from all directions with walled boundaries.

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

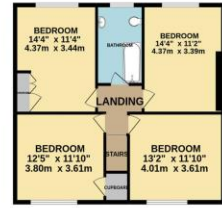
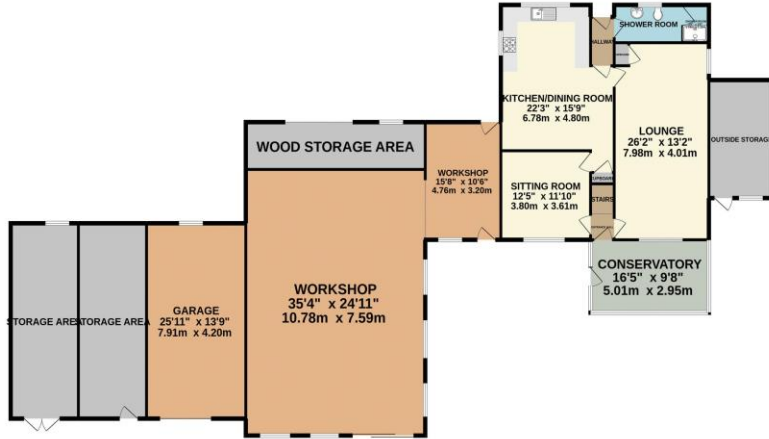


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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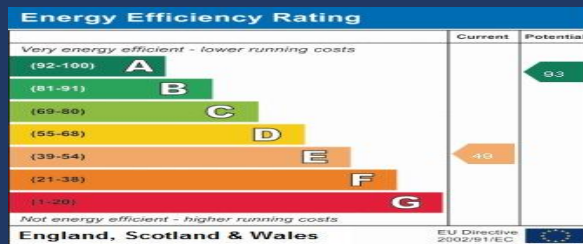
GROUND FLOOR
3247 sq.ft. (301.6 sq.m.) approx.

1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 3997 sq.ft. (371.3 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