



HARROW HILL, DRYBROOK

Guide price **£350,000**



ARCHER & Co

SOUTHERN VIEW

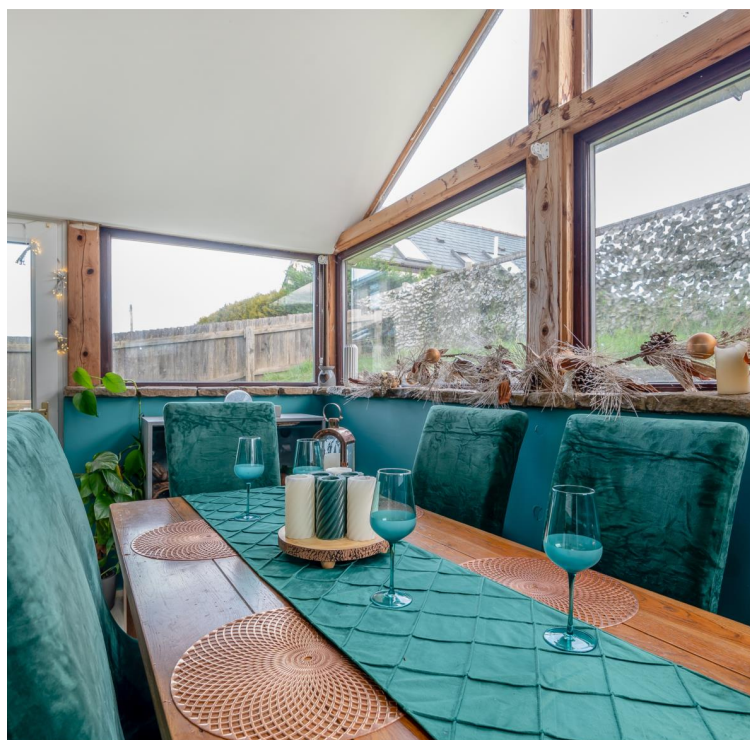
Deans Walk, Harrow Hill, Drybrook, Gloucestershire GL17 9JU



Detached family home with three good size bedrooms
Private front and rear gardens with countryside views to the front
Located in the highly desired Harrow Hill area

Southern View is located in the highly desired Harrow Hill area of Drybrook. The property is in an elevated position offering beautiful views over the countryside. This charming, detached family home has three good size bedrooms and generous living space with private gardens to the front and rear.

Situated in the beautiful Forest of Dean in the village of Drybrook is Southern View. A charming yet modern, detached family home located in the highly desired Harrow Hill area. Drybrook is a village with a primary school, shops and local amenities whilst being close to Cinderford, Gloucester and Ross-on-Wye providing easy access to The A40 and M50. The property has beautiful walks into the Forest of Dean on the doorstep. This is the perfect place to enjoy the country lifestyle whilst having the convenience of local towns and cities close by.



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KEY FEATURES

- Charming three bedroom detached family home
- Three good size bedrooms and modern family bathroom
- Private front and rear gardens with countryside views to the front
- Located in the highly desired Harrow Hill area
- Ample and gated off-road parking.
- Walking distance of primary school, shops and amenities



STEP INSIDE



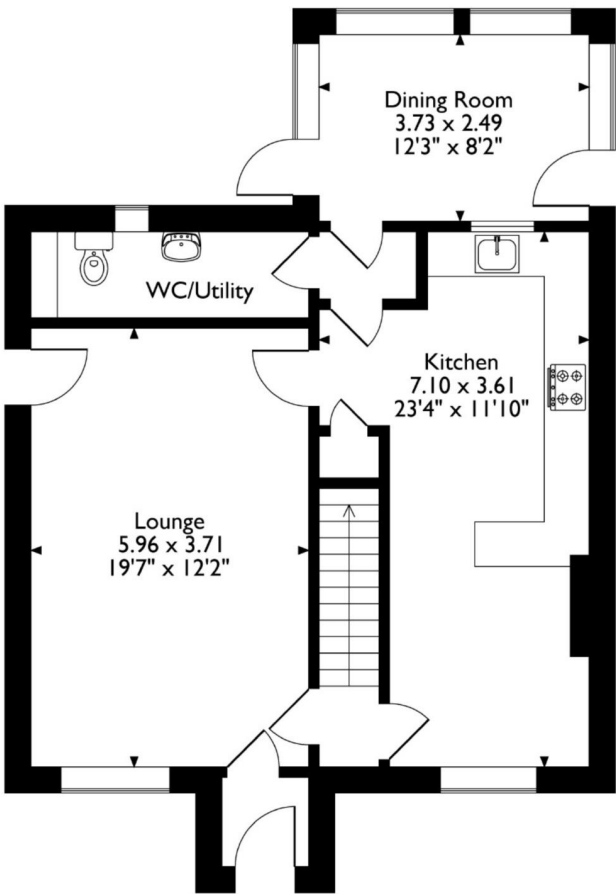
Upon entering the property, you are greeted into a porch which then leads on through to the lounge and kitchen/breakfast room. The lounge is a generous size with a feature fireplace along with a built-in entertainment wall. The lounge has an exposed wooden beam keeping the original features throughout whilst having a modern feel and flow.

The kitchen breakfast room has recently been updated to create a fantastic space for entertaining with family and friends with plenty of storage space, integrated appliances and breakfast bar. A door from the kitchen leads into a back porch which has a door into the utility room and dining room/sunroom. The utility has a low level WC and wash hand basin along with space and plumbing for two washing machines and tumble dryer.

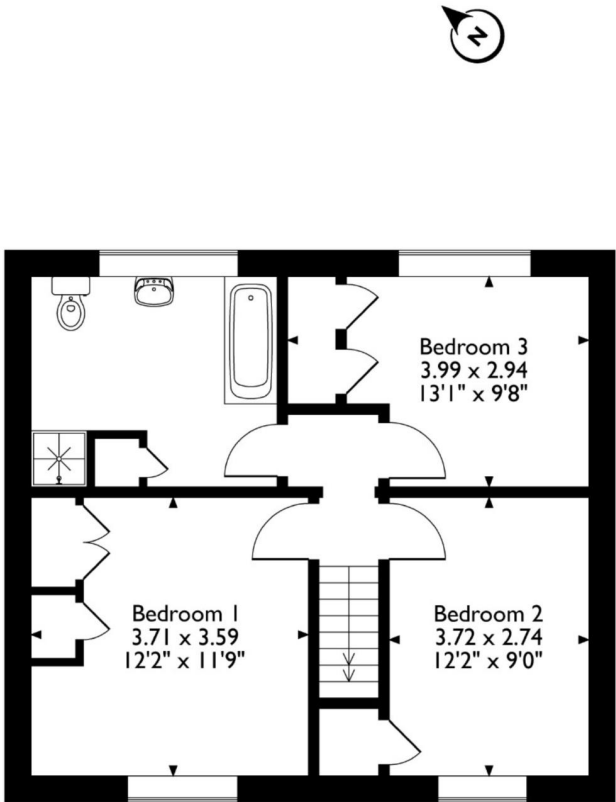
The dining room/ sunroom is a fantastic space with Velux skylight and large windows overlooking the rear garden along with a door leading out to the garden.

To the first floor you will find three generous size bedrooms and a large family bathroom. Two of the bedrooms have the benefit of fitted wardrobes and the principal bedroom and second bedroom have far reaching views over the Forest of Dean. The family bathroom has a modern four-piece suite.

Approximate Gross Internal Area
114 Sq M/1227 Sq Ft



Ground Floor



First Floor

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.

STEP OUTSIDE



The property is approached via a wooden five bar gate that gives access to the ample off-road parking. The front garden is fully enclosed and mainly laid to lawn with a seating area perfect for entertaining and enjoying the views. The garden to the rear has a lawned area, however is mainly laid to bark with hardstanding that could be used to accommodate a shed or greenhouse.

INFORMATION

Postcode: GL17 9JU
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Mains
EPC: F





DIRECTIONS

From Gloucester Road, Ross-on-Wye, take the 3rd exit onto A40, continue on that road until you see a sign for Drybrook. Take the right turning and continue onto Hawthorns Rd for around 2.5miles, then turn left on Trinity Road and continue on to take a left onto Deans Walk, follow deans walk around to the corner of Larksfild Road where you will find Southern View on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	34	75

EU Directive 2002/91/EC

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