



RUARDEAN HILL

Guide price **£425,000**



SYCAMORE HOUSE

Drybrook, Gloucestershire GL17 9AR



Beautifully presented four bedroom family home
Off road parking
Desirable location

Introducing a stunning four-bedroom detached house nestled in the picturesque area of Ruardean Hill. This immaculately presented property offers an ideal combination of contemporary living and traditional charm. The property has been carefully updated throughout to create the perfect family home.



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KEY FEATURES

- Four-bedroom detached family home
- Open plan kitchen/living/dining area
- Immaculately presented throughout
- Driveway with off road parking & garage
- Two family bathrooms & further reception room
- Sought after location with easy access to amenities



STEP INSIDE



As you step through the entrance hall, you are greeted by an inviting space that seamlessly blends practicality with style. The ground floor boasts not only a convenient downstairs bathroom but also ample room for utilities, ensuring everyday living is both efficient and comfortable.

The heart of the home lies in the impressive open-plan kitchen, dining, and living room, meticulously updated to the highest standards. The kitchen exudes elegance with its large central island, finished with solid oak worktops and complemented by multiple fitted appliances.

The herringbone, Cardine flooring adds a touch of sophistication, while the skylight floods the space with natural light, creating an inviting space for entertaining and everyday living.

Adjacent to the kitchen area, a further reception room offers additional space, and could be used for multiple different things such as a second sitting room or a home office, catering to the varied needs of modern living.



First Floor

The principal bedroom boasts dual aspect windows, flooding the space with natural light.

STEP OUTSIDE



French doors from the kitchen lead out to the garden, mainly laid to lawn with various trees and shrubs surrounding including a monkey puzzle tree. A patio area offers the perfect space for entertaining with family and friends. A gate from the garden conveniently leads to the front of the property.

To the front of the property, you will find off-road parking for two cars and a detached garage, ensuring convenience and security for your vehicles.

INFORMATION

Postcode: GL17 9AR

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Mains

EPC: E





DIRECTIONS

From the centre of Drybrook head along Drybrook road to the end then take the left turn onto Morse Road. At the traffic lights turn right. Follow the road then turn right onto Highview Road follow the road for around 0.8 miles then turn right onto Morgans Lane where you will find the property on your right 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 (1-20)		
Not energy efficient - higher running costs		
England & Wales	50	78
EU Directive 2002/91/EC		

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