



BRIERLEY, DRYBROOK

Offers over **£350,000**



ARCHER & CO

SUMMER HOUSE

Brierley, Drybrook, Gloucestershire GL17 9DL



Modern four-bedroom semi-detached home
Spacious kitchen/breakfast room featuring a high-end kitchen
Low-maintenance rear garden, garage, parking

Summer House is a beautifully presented, modern four-bedroom semi-detached home located in the small village of Brierley, set in the heart of the Forest of Dean. The property enjoys a scenic position directly opposite the woodland and offers spacious, versatile accommodation.

Situated in the beautiful Forest of Dean in Brierley, just outside Drybrook is Summer House. A four-bedroom, semi-detached family home. 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 b



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KEY FEATURES

- Modern four-bedroom semi-detached home
- Spacious kitchen/breakfast room featuring a high-end Wren kitchen
- Low-maintenance rear garden with patio area, parking for 3-4 vehicles, and a detached double garage partially converted into a gym/office.



STEP INSIDE

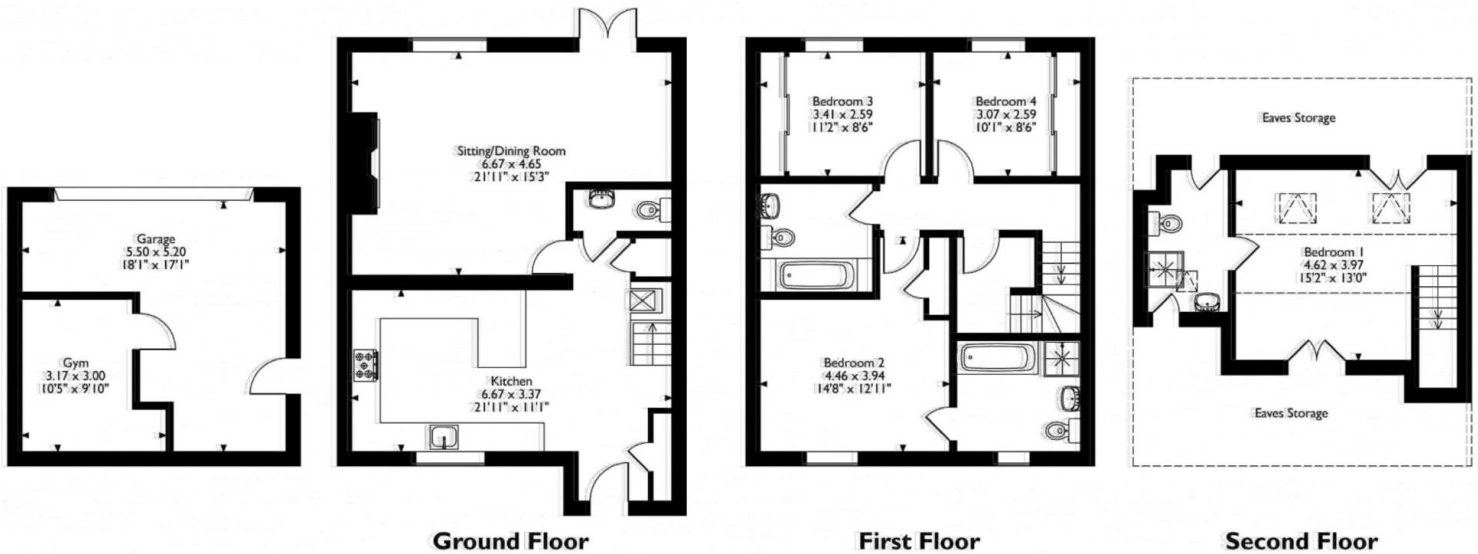


Upon entering the house, the front door opens into a stunning kitchen and breakfast room, featuring a high-quality Wren kitchen with oak countertops and a Belfast sink. The kitchen is equipped with integral Bosch appliances, including an eye-level electric oven, a five-ring gas hob with a glass splash-back, an extractor canopy, a microwave, a dishwasher, and a washing machine. There is ample space for an American-style fridge-freezer, and a breakfast bar offers a cozy spot to enjoy a morning coffee. The kitchen is finished with ceramic tiled flooring, with stairs leading to the first floor and a useful storage cupboard beneath.

A further cupboard near the front door provides space for coats and shoes. The front window looks out over the garden and woodland, and doors lead from the kitchen to both the downstairs WC and the lounge-diner.

The lounge-diner is bright and spacious, perfect for both relaxing and dining. A wonderful feature fireplace with a gas fire set on a slate hearth adds warmth and character to the room. Solid hardwood flooring extends throughout, with a window and French doors that open out to the rear garden.

Approximate Gross Internal Area
 Main House = 137 Sq M/1474 Sq Ft
 Garage/Outbuilding = 29 Sq M/312 Sq Ft
 Total = 166 Sq M/1786 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.

On the first floor, a landing leads to three of the bedrooms and the family bathroom. The main bedroom includes a built-in cupboard and offers lovely views of the woodland through the front window. It also benefits from an en-suite shower room with a large walk-in shower, a vanity sink unit, and a heated towel rail. The third and fourth bedrooms both feature built-in mirrored wardrobes and overlook the rear of the property.

From the landing, stairs lead up to the second floor, where the fourth bedroom is situated. This room has two skylights, offering plenty of natural light, as well as access to eaves storage. It also features an en-suite shower room with a walk-in shower, a floating vanity sink unit, and a heated towel rail.

STEP OUTSIDE



Outside, the front of the property is enclosed by a forest stone wall topped with iron railings. The front garden is beautifully maintained with colourful flower and bush borders surrounding a lawn, and a pathway runs alongside the house. To the rear, the low-maintenance garden is mainly laid to patio, with a raised flower bed, outside tap, and power points. Steps lead up to the gravelled parking area, which accommodates three to four vehicles, and the detached double garage. The garage, accessed by a pair of single power doors, includes power, lighting, and eaves storage, while a section has been converted into an insulated gym or office, complete with a TV point and a window overlooking the front of the property.

This home offers an ideal blend of modern living spaces, beautiful surroundings, and practical features, perfect for a family looking to enjoy life in the heart of nature.

INFORMATION

Postcode: GL17 9DL

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Private

EPC: C





DIRECTIONS

From Drybrook Head down Drybrook Road towards Cinderford, at the cross roads turn left onto Morse Road and at the traffic lights turn right. Follow the road into Brierley where you will find the property on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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