



Ockington Cottage

Brooms Green, Dymock, Gloucestershire, GL18 2DP

OCKINGTON COTTAGE

Spacious Two Bedroom Cottage with Large Rooms Throughout & Good Sized Wrap Around Garden. Potential to Extend. Situated in a Rural Position with Fabulous Views to May Hill & Marcle Ridge. Located on the Edge of the Rural Village of Brooms Green close to Dymock & Ledbury with Easy Access to Motorway Network

THE PROPERTY

- Large Light Triple Aspect Sitting/Dining Room with Feature Inglenook Fireplace & Multi Fuel Stove. French Doors to Garden
- Large Conservatory
- Kitchen Fully Fitted with Wooden Units, Original Pine Doors & Beams
- Enclosed Front Porch with Downstairs Cloakroom
- Garden Room with Views to May Hill & Marcle Ridge
- Two Large Double Bedrooms with Vaulted Ceilings – Both with Spectacular Views to May Hill & Marcle Ridge
- Very Large Light Family Bathroom with Separate Shower

THE OUTSIDE

- Wrap Around Lawned Garden with Fabulous Far Reaching Views Across Open Farmland
- Terracing & Rockery with Original Water Pump
- Second Entrance at Far End of Garden with Additional Parking
- Garden Shed
- Fenced Off Area with Concrete Base for Outbuilding
- Private Parking

THE SITUATION

- Situated on the Edge of the Rural Village of Brooms Green with Shop and Village Hall
- Fabulous Position Overlooking Open Fields with Far Reaching Views to May Hill & Marcle Ridge
- 2 Miles to Dymock, 3.5 Miles to Ledbury with Local Amenities & Mainline Station
- 14 Miles to Gloucester, 17 Miles to Hereford



PRACTICALITIES

- Council Tax Band D Forest of Dean District Council
- Mains Electricity & Water
- Private Drainage
- LPG Gas Central Heating
- EPC 'F'
- Broadband is Available

DIRECTIONS

What3Words: warms.napped.enacts
GI18 2DP Sat Nav is fairly accurate. From Junction 2 of the M50 take the A417 towards Ledbury. After just 0.75 miles turn left in Beach Lane signed to Bromsberrow Heath & Brooms Green. Continue for 2 miles passing through Bromsberrow Heath and Brooms Green. The property is the last house on the left as you leave Brooms Green.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.
Country & Classic: 01531 888388

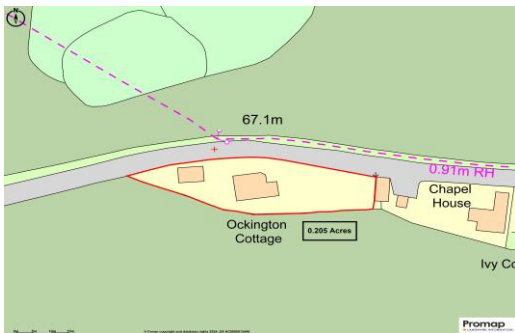
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	34 F	
1-20	G		


**COUNTRY
&
CLASSIC**

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