



# HARROW HILL

Guide price **£280,000**



# DEANHALTE

Bridge Road, Drybrook, Gloucestershire GL17 9JT



Characterful, semi-detached cottage  
Potential for a third bedroom  
Generous gardens with outbuildings

Nestled in the picturesque Harrow Hill, Drybrook, within the beautiful Forest of Dean, this charming property combines traditional character with modern convenience. There is potential for a third bedroom on the top floor which is currently used as a study. The home is surrounded by well-maintained gardens, offering a serene countryside retreat while being close to local amenities.



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£280,000



## KEY FEATURES

- Two/ three-bedroom, semi-detached cottage
- Well-presented throughout
- Off road parking and outbuildings
- Generous and private garden
- Character features throughout
- Highly desired village location



# STEP INSIDE



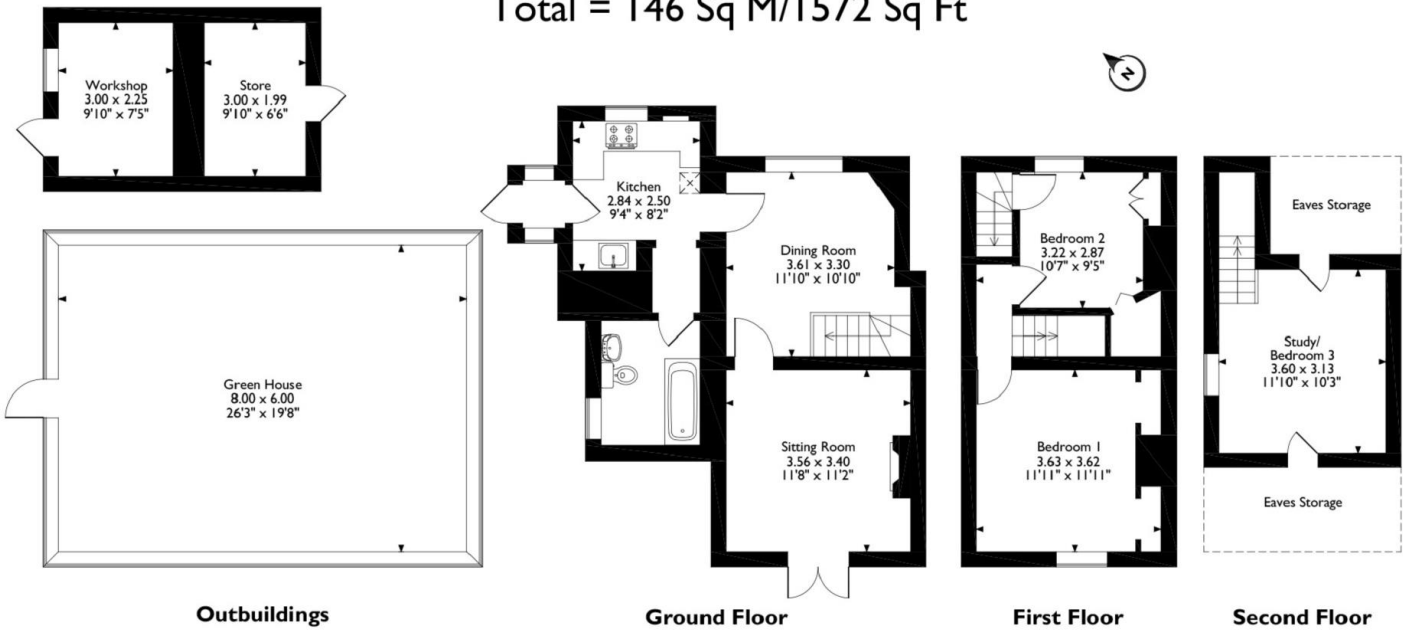
Upon entering the property, you will be welcomed through a porch leading into the kitchen where you will find wall and base units and space for appliances. A door from the kitchen leads into the family bathroom where you will find a three-piece suite with shower and screen.

A welcoming dining room, and a bright sitting room, perfect for both relaxing and entertaining the sitting room also has a log burner perfect for those winter months.

Upstairs on the first floor you will find two good size double bedroom with steps leading up to a study from the second bedroom. This space is versatile and could be turned into a generous double bedroom with the appropriate planning. Ample eaves storage on the top floor enhances the practicality of the space.

The property has oil fired central heating throughout.

Approximate Gross Internal Area  
Main House = 83 Sq M/894 Sq Ft  
Outbuildings = 63 Sq M/678 Sq Ft  
Total = 146 Sq M/1572 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.

# STEP OUTSIDE



Large greenhouse perfect for garden enthusiasts or those seeking additional workspace. These outbuildings offer excellent potential for a variety of uses, from hobbies to additional storage.

Situated in a serene and picturesque location, the home provides easy access to local amenities and the surrounding natural beauty of the Forest of Dean. This property is ideal for those looking to combine rural living with modern convenience.

## INFORMATION

Postcode: GL17 9JT  
Tenure: Freehold  
Tax Band: B  
Heating: Oil  
Drainage: Mains  
EPC: F





## DIRECTIONS

Head down Drybrook Road towards Cinderford and just before the T junction turn sharp right onto Bridge Road follow the road where you will shortly see the property 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 (1-20)		
Not energy efficient - higher running costs		
		69
	31	
England & Wales		
EU Directive 2002/91/EC		

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