



Lavender Cottage Bridge Road
Drybrook GL17 9JT



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £425,000

Located in sought after Harrow Hill at the end of a quiet lane is this most spacious three double bedroom, three reception room character cottage benefitting from gardens of a third of an acre and woodland views. The property offers ample off-road parking to include a recently constructed double car port, has recently been fitted with triple glazing and also has photovoltaic solar panels for improved efficiency. Harrow Hill falls within the catchment area for Dene Magna secondary school which is currently rated outstanding by OFSTED.

The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.

Lavender Cottage benefits from AMPLE OFF ROAD PARKING, DOUBLE CAR PORT, ORIGINAL FEATURES TO INCLUDE FIREPLACES AND BEAMS and ENJOYS A PLEASANT OUTLOOK TOWARDS WOODLAND.

The property accommodation comprises of LIVING ROOM, DINING ROOM, KITCHEN, DAY ROOM, OFFICE AREA, W.C and REAR LOBBY to the ground floor with THREE DOUBLE BEDROOMS and BATHROOM to the first floor.



Door into;

DINING ROOM

18'04 x 10'00 (5.59m x 3.05m)

Exposed beams and lintels, power points, radiator, tiled floor, triple glazed windows to front and side aspect with views towards woodland. From here doorways lead to Day Room and Living Room. Opening to;

KITCHEN

13'11 x 9'10 (4.24m x 3.00m)

Fitted kitchen with woodblock worktops, exposed beams, feature brick fireplace with raised tiled hearth, alcove to side with fitted shelving, cast iron burning stove. Smeg electric range cooker with six-ring gas hob, extractor over, washing machine, dishwasher, American style fridge/freezer, ceramic Rangemaster sink and drainer with mixer tap over, power points, phone point, tiled floor, two triple glazed windows to side aspect. Opening to left side of fireplace leads to a pantry with lighting.

DAY ROOM

16'07 x 10'08 (5.05m x 3.25m)

Power points, tv point, radiator, tiled floor, triple glazed windows to front and side aspects looking out to the garden and woodland. Triple glazed patio doors to front aspect leading to garden. Opening into,

LIVING ROOM

21'07 x 11'03 (6.58m x 3.43m)

Feature stone fireplace with stone hearth and wood lintel, inset multi fuel burner, power points, tv point, radiator, woodblock flooring, exposed beams and stone walls, double glazed window to front aspect into Day Room, doors to Lobby, WC and opening into;

OFFICE AREA

Power points, exposed stone walls with partial wood cladding, woodblock flooring, triple glazed window to side aspect looking out to garden.





W.C

6'11 x 5'04 (2.11m x 1.63m)

Low level w.c, pedestal hand basin, radiator, two triple glazed windows to side aspect and door to front aspect to garden.

REAR LOBBY

Power points, radiator, stairs to first floor landing, tiled floor, triple glazed window to side aspect.

LANDING

Exposed beams, airing cupboard housing the gas fired combi boiler, power points, radiator, triple glazed window to side aspect. Doors into three bedrooms and bathroom.

BEDROOM ONE

18'04 x 9'10 (5.59m x 3.00m)

Cupboard housing the immersion tank, loft hatch to loft space, power points, radiator, two triple glazed windows to front aspect and triple glazed window to side aspect with views over the garden and towards woodland.

BEDROOM TWO

14'05 x 11'04 (4.39m x 3.45m)

Fitted shelving, loft hatch to loft space, power points, radiator, exposed wooden floorboards, triple glazed window to front aspect with outlook over garden and towards woodland.

BEDROOM THREE

10'03 x 9'08 (3.12m x 2.95m)

With Dressing Room having triple glazed window to side aspect, power points, radiator, triple glazed window to front aspect with outlook over garden and towards woodland.

BATHROOM

14'00 x 6'02 max (4.27m x 1.88m max)

Shower cubicle with tiled surround, large tiled bath, low level w.c, pedestal hand basin, heated towel rail, shaver point, extractor, part tiled walls, tiled floor, triple glazed window to side aspect.

OUTSIDE

A pair of wooden gates leads to the driveway with parking suitable for three/four vehicles. This in turn leads to the double car port with storage area and lighting. A stone footpath leads to the covered front porch, and from here paths and steps lead to the garden areas. a lower terraced area laid to gravel has planning to construct a cattery. This in turn leads to the sloping paddock well secured with fencing. Further garden to the side of the property is laid to gravel and lawn with flower and bush borders, outside tap, gate out to public footpath.

AGENTS NOTE

Planning permission for Cattery and additional off road parking.
Planning reference: P1046/21/FUL

SERVICES

Main electric, water and drainage, photovoltaic panels, LPG, Fibre.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

TENURE

Freehold.

DIRECTIONS

What3Words- submits.footpath.radiating. From the Mitcheldean office, proceed up The Stenders Road in the direction of Drybrook. Upon entering the village of Drybrook, continue along the High Street, turning left at the crossroads junction onto Drybrook Road. Continue along, then take the first left turning onto Trinity Road and then the third right turning in to Bridge Road. Continue approximately two thirds of the way along the road where there is a left turning where Lavender Cottage can be found at the end.





VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



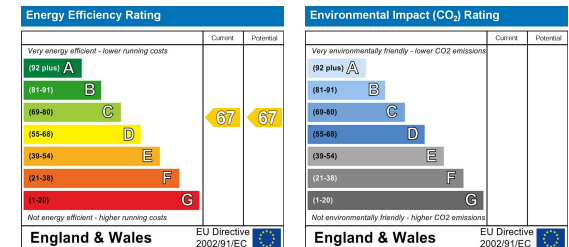
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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