



**Chapel House Hawthorns**  
Drybrook GL17 9BS



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Chapel House Hawthorns

## Drybrook GL17 9BS

Guide Price £325,000

**We Are Delighted To Offer For Sale This Spacious Well Presented Three Double Bedroom Detached Cottage Located In The Popular Village Of Drybrook And Being Within The Dene Magna Secondary School Catchment. The Property Offers Two Reception Rooms, A Large Garden With Workshop/Shed And Off-Road Parking For Three Vehicles. This Wonderful Cottage Needs To Be Viewed To Appreciate All On Offer.**

The Accommodation Briefly Comprises Front Porch, Entrance Hall, Lounge, Sitting Room, Kitchen/Breakfast Room And Bathroom On The Ground Floor With Three Double Bedrooms On The First Floor. The Property Benefits From A Brand New Worcester Oil-Fired Combi Boiler With A Seven Year Guarantee.

Drybrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is About 3 Miles West Of The Town Of Cinderford.

The Village Offers A Peaceful And Rural Atmosphere, Making It An Ideal Location For Those Seeking A Quieter Lifestyle. The Surrounding Forest And Woodlands Provide Opportunities For Walking, Cycling, And Exploring Nature. The Village Is Located Near The Start Of The Famous Wysis Way Long-Distance Footpath, Which Offers Scenic Views And Connects To Other Parts Of The Forest Of Dean.

The Village Has A Strong Community Spirit And A Range Of Amenities To Serve Its Residents. These Include A Primary School, A Village Hall, A Post Office, And A Local Shop.

Sports Enthusiasts Can Enjoy The Local Rugby Club, Which Has A Strong Presence In The Village And Actively Engages In The Community.





## FRONT PORCH

Accessed via a double glazed upvc door, double glass panel wooden doors lead into;

## ENTRANCE HALL

Radiator, stairs lead to the first floor landing, doors lead off to the lounge and sitting room, opens through to the kitchen/breakfast room.

## LOUNGE

16'04 x 9'08 (4.98m x 2.95m)

Feature stone surround open fireplace with raised tiled hearth, exposed wooden beams, radiator, tv point, dual aspect double glazed windows.



## SITTING ROOM

11'00 x 10'11 (3.35m x 3.33m)

Radiator, tv point, front aspect double glazed window.

## KITCHEN/BREAKFAST ROOM

17'00 x 5'10 (5.18m x 1.78m)

Fully fitted wall and base level units with laminate worktops and inset stainless steel sink unit. Space for an electric cooker, under-counter fridge or freezer, tiled splashbacks, radiator, rear aspect double glazed window overlooking the garden and double glazed door leads out to the garden.

## BATHROOM

12'00 x 7'09 max (3.66m x 2.36m max)

An unusual shaped room with a three piece white suite comprising a bath with shower attachment, low level w.c and pedestal washbasin. Heated towel rail, radiator, useful linen cupboard with shelving, access to the boiler room housing the newly fitted Worcester oil-fired combi boiler. Rear aspect window.

## LANDING

Radiator, doors lead off to bedrooms one, two, three.







### **BEDROOM ONE**

**17'01 x 9'09 (5.21m x 2.97m)**

Built-in wardrobes, loft access, radiators, front and rear aspect double glazed windows.

### **BEDROOM TWO**

**14'01 x 7'07 (4.29m x 2.31m)**

Radiator, front aspect double glazed window.

### **BEDROOM THREE**

**10'09 x 9'01 (3.28m x 2.77m)**

Radiator, rear aspect double glazed window.

### **OUTSIDE**

To the front of the property there is gated access to parking for two/three vehicles and attractive flower borders. This in turn leads to the main front entrance.

To the rear of the property is a further gated access to parking for one vehicle and a timber frame shed with power. The large rear garden is mostly laid to lawn with a raised patio seating area and a further decked area. At the end of the garden you will find herbaceous shrubs and bushes and the shed/workshop.

### **SHED/WORKSHOP**

**18'08 x 11'00 (5.69m x 3.35m)**

With power and lighting, double glazed window, ideal for conversion to home office/garden room.

### **DIRECTIONS**

From the Mitcheldean office, proceed up the Stenders road in the direction of Drybrook, then upon entering the village continue along the High Street. Turn right onto Hawthorns Road where the property can be found on the left hand side on the junction with Back Lane.

### **SERVICES**

Mains water, electricity, drainage. Oil  
Openreach in area

### **LOCAL AUTHORITY**

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



## WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

## TENURE

Freehold

## 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 available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)









GROUND FLOOR



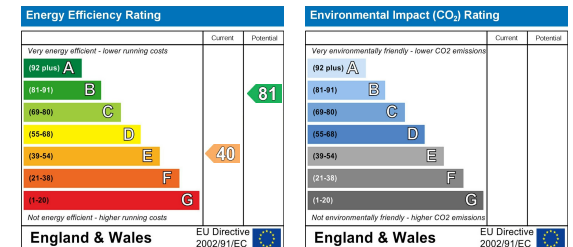
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.







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