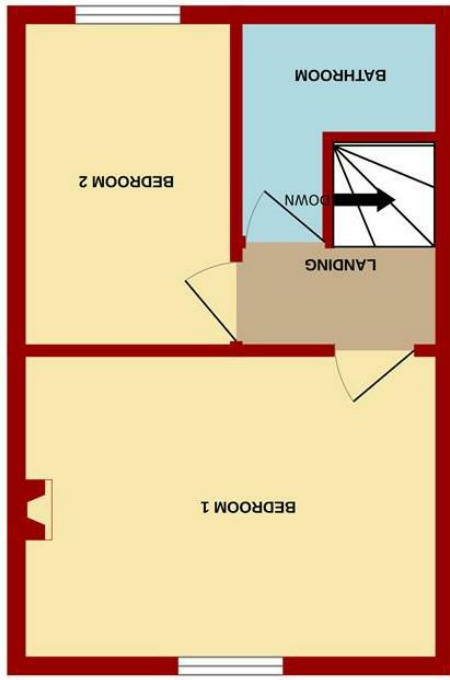
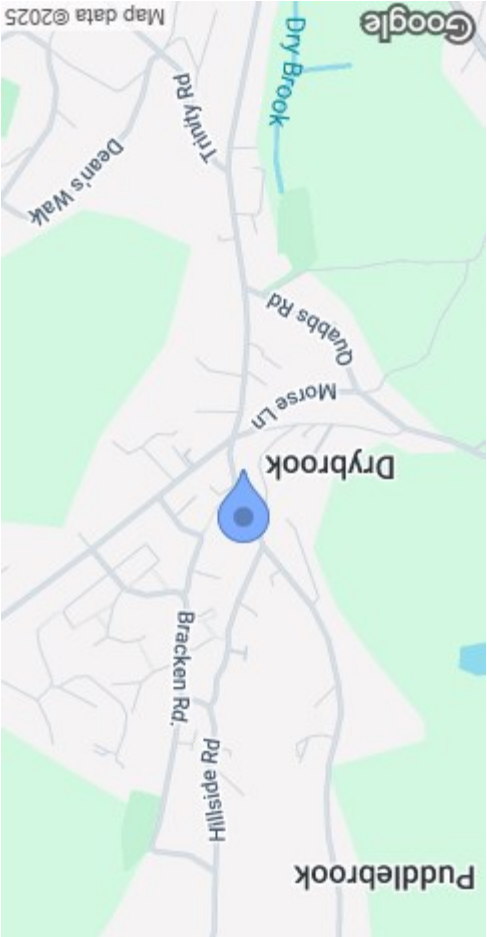




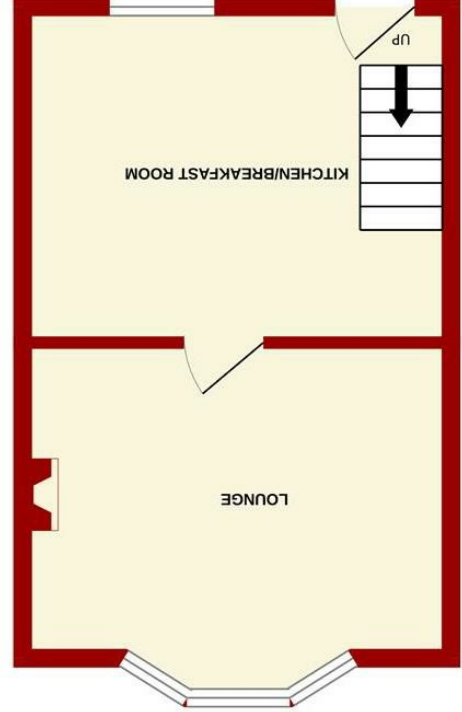
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95

While 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.  
 Made with Mapbox ©2025



1ST FLOOR



GROUND FLOOR



2 Byron House Hawthorns Road  
 Drybrook GL17 9BX



**£240,000**

Steve Gooch Estate Agents are delighted to offer for sale this TWO-BEDROOM SEMI-DETACHED PERIOD PROPERTY, which has been RECENTLY UPDATED AND RENOVATED BY THE CURRENT OWNERS TO AN EXCEPTIONALLY HIGH STANDARD.

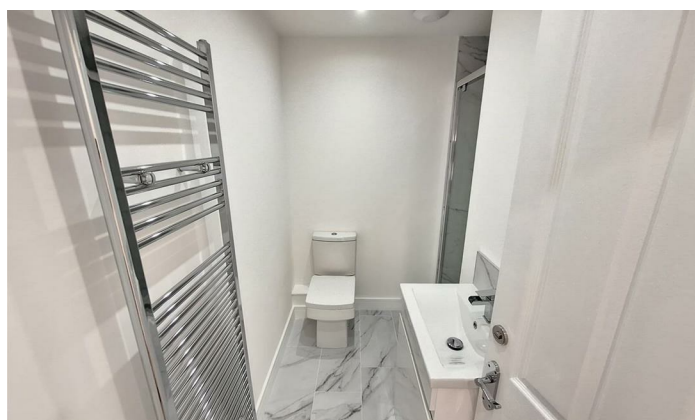
OFFERED WITH NO ONWARD CHAIN, the property boasts OFF-ROAD PARKING and a LARGE REAR GARDEN, offering POTENTIAL FOR EXTENSION OR A BUILDING PLOT (subject to the necessary permissions), all set within a desirable VILLAGE LOCATION.

The property comprises of KITCHEN/BREAKFAST ROOM, LOUNGE, TWO BEDROOMS and FAMILY BATHROOM.

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.



The property is accessed via a upvc obscure Georgian bar double glazed door to the rear. This leads into the:

#### **KITCHEN/BREAKFAST ROOM**

13'06 x 10'07 (4.11m x 3.23m)

Single bowl, single drainer sink unit with mixer tap over, square edge worktops, matching upstands, range of base and wall mounted units, four-ring electric hob with brushed stainless steel and glass filler hood above, built-in oven, power points, usb points, wood effect flooring, inset ceiling spots, stairs leading to the first floor, understairs storage area, space and plumbing for automatic washing machine, large cupboard housing the consumer unit, rear aspect upvc sash style Georgian style double glazed window overlooking the garden, door into:

#### **LOUNGE**

13'01 into bay x 10'07 (3.99m into bay x 3.23m)

Feature fireplace with cast surround, wooden hearth, alcoves to either side, ceiling spots, coving, continuation of the wood laminate flooring, double radiator, power points, usb points, front aspect bay window with double glazed Georgian bar sash windows inset.

From the kitchen/breakfast room, stairs lead up to the first floor:

#### **LANDING**

Inset ceiling spots, mains wired smoke alarm, coving, access to roof space, continuation of the wood laminate flooring, doors giving access into:

#### **BEDROOM ONE**

10'08 x 10'08 (3.25m x 3.25m)

Feature fireplace with cast surround, wooden hearth, alcoves to either side, inset ceiling spots, coving, power points, double radiator, usb point, wood laminate flooring, front aspect upvc Georgian bar double glazed sash window with views towards Ruardean Hill in the distance.

#### **BEDROOM TWO**

10'09 x 6'11 (3.28m x 2.11m)

Inset ceiling spots, coving, power points, usb point, single radiator, continuation of the wood laminate flooring, rear aspect upvc Georgian bar double glazed window overlooking the rear garden.

#### **BATHROOM**

White suite with close coupled w.c, pedestal wash hand basin with monobloc waterfall tap over, tiled splashback, tiled enclosed shower cubicle, mains fed shower with drencher head, extractor fan, inset ceiling spots, chrome heated towel radiator, tiled flooring.

#### **OUTSIDE**

To the side of the property, a pair of wooden five-bar gates opens onto a driveway providing parking for one to two vehicles. A personal gate offers access to a gravelled area and a paved pathway leading to the rear garden.

The rear garden features a gravelled and paved area with access to the rear door, outside lighting, and an outside tap. A decking area leads to the external W.C., while steps ascend to a spacious lawn area enclosed by fencing, walling, and hedging.

#### **SEVICES**

Mains water, drainage, electricity, gas.

#### **DIRECTIONS**

From the Mitcheldean office proceed up the Stenders Road and in to the village of Drybrook. Proceed down the High Street and at the cross roads turn right on to Hawthorns Road. The property can be found on the right after about 30 yards.

#### **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **WATER RATES**

Severn Trent Water Authority - Rate TBC

#### **LOCAL AUTHORITY**

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

#### **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 (with over 20 years experience) 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)

