



Hawthorns Road
Drybrook GL17 9BX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Drybrook GL17 9BX

£365,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED COTTAGE benefitting from AMPLE OFF ROAD PARKING, ENCLOSED GARDENS, OFFICE/STUDY, GAS CENTRAL HEATING and DOUBLE GLAZING.

The property comprises of LOUNGE/DINING ROOM, OFFICE/STUDY and KITCHEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 5 miles (8 kilometres) 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 features a large canopied porch at the front and left-hand side, with outside lighting. The front door, made of UPVC construction with an obscure glazed window at the top, leads into the:

LOUNGE/DINING ROOM

19'09 x 10'10 (6.02m x 3.30m)

Lounge- Feature fireplace with multifuel stove inset, tiled surround, wooden mantle, tiled hearth, fully tiled walls, ceiling light, engineered timber flooring, power points, tv point, front aspect upvc double glazed window overlooking the front garden, opening into office/study.

Dining Room- Continuation of the engineered wooden flooring, double radiator, ceiling light, alcove cupboards with display cabinets and draws, power points, tv point, front aspect upvc double glazed window overlooking the front garden.

OFFICE/STUDY

11'03 x 11'08 (3.43m x 3.56m)

Stairs leading to the first floor, ceiling light, door to understairs storage cupboard, two fully tiled walls, half tiled to remaining, single radiator, power points, side aspect upvc double glazed window overlooking the side garden, wooden thumb latch door giving access into:

KITCHEN

12'07 x 7'02 (3.84m x 2.18m)

One and a half bowl single drainer ceramic sink unit with mixer tap over, range of base and wall mounted units, tiled surrounds, power points, granite worktop, four-ring gas hob, electric oven beneath, filter hood above, space for automatic washing machine, wall mounted gas fired central heating and domestic hot water boiler, low level fan heater, space for under counter fridge and freezer, double radiator, fully tiled walls and flooring, side aspect upvc double glazed window, upvc double glazed door leading to the garden.

From the office/study, stairs lead up to the first floor:

LANDING

Power point, lighting, doors into:





BEDROOM ONE

11'11 x 10'10 (3.63m x 3.30m)

Access via a bi-fold door, ceiling light, power points, two single radiators, two feature tiled walls, front aspect upvc Georgian bar double glazed window overlooking the front garden with views towards forest, woodland and Harrow Hill in the distance.

BEDROOM TWO

10'11 x 8'05 (3.33m x 2.57m)

Ceiling light, picture rail, double radiator, power points, front aspect upvc Georgian bar double glazed window overlooking the front garden with views towards forest, woodland and Harrow Hill in the distance.

BEDROOM THREE

11'00 x 9'04 (3.35m x 2.84m)

Accessed via wooden thumb latch door, ceiling light, upvc clad timber effect ceiling, double radiator, power points, side aspect upvc double glazed window overlooking the side garden.

FAMILY BATHROOM

10'06 x 7'05 (3.20m x 2.26m)

White suite with concealed cistern w.c, vanity wash hand basin, cupboard beneath and side, double shower cubicle, electric shower fitted, ceiling light, upvc clad ceiling, fully tiled walls, radiator, side aspect upvc obscure double glazed window.

OUTSIDE

The front garden is laid to gravel with crazy paved pathway leading from a wrought iron gate to a large parking area suitable for four/five vehicles. This area is partially enclosed by walling, fencing and hedging surround. A wooden private fence with gate gives access to the garden. The crazy paved pathway continues to the front door with lawned areas to either side with flower borders, shrubs and bushes.

The crazy paved pathway continues to the right hand side where there is further lawned area and flower borders along with a covered well. This area is enclosed by walling surround.

The pathway continues to the left hand side where you find a paved patio/seating area, wood store and workshop.



DIRECTIONS

From the Mitcheldean office proceed into Millend Street and up over The Stenders and in to the village of Drybrook. Proceed down the hill to the crossroads, turn right signposted to Puddlebrook and Wigpool. After a short distance the property can be found on the left hand side just before the traffic calming.

SERVICES

Mains water, drainage, electricity and gas. Solar panels-owned outright.
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

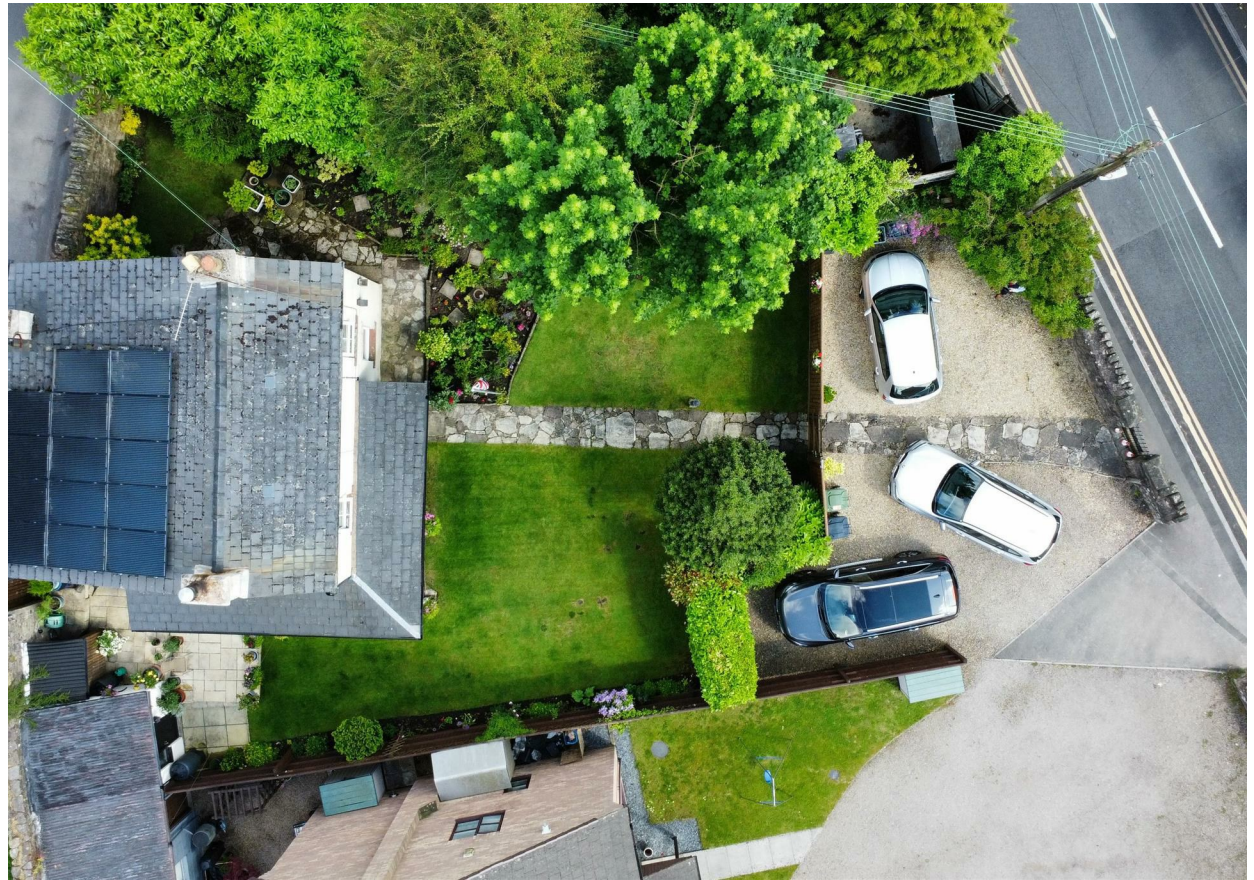
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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)

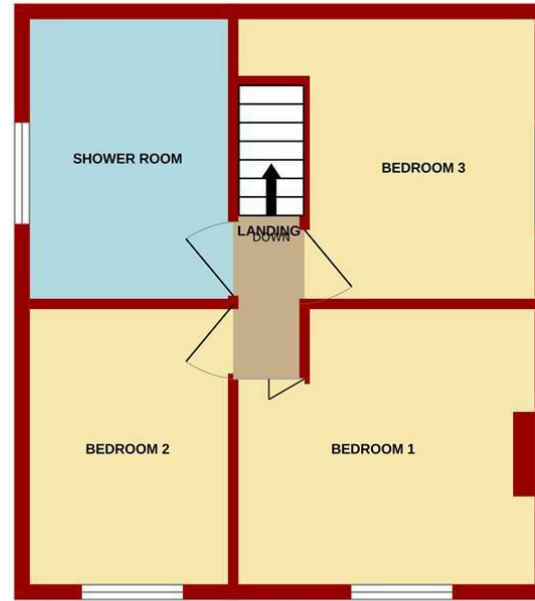




GROUND FLOOR



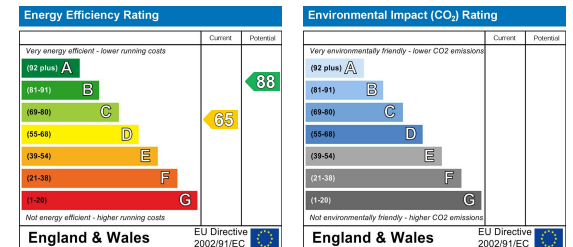
1ST FLOOR



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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