



**Ockington Cottage , Dymock GL18 2DP**  
**Guide Price £425,000**





## Ockington Cottage , Dymock GL18 2DP

- Country cottage situated in a rural position
- Potential to extend and further improve
- Enviably views
- Character features throughout
- Off road parking
- Tax Band C
- EPC F34

**Guide Price £425,000**

### Accommodation

Entering this country cottage you are welcomed by a tiled porch offering space for coats, shoes and such like. From here, access can be found to the sun room, kitchen and cloakroom with WC and wash hand basin. The Kitchen benefits from ample storage in a range of floor and eye level units along side space for wash machines, fridge freezer and oven. The living room is the heart of the home and boasts a great size. With character features and multi wood burner this room gives both the feeling of space whilst also being cosy. Doors grant access to the sun room and another to the rear garden.

Upstairs comprises of family bathroom and two double bedrooms of which both have views over the neighbouring fields. The bathroom is a very generous size and houses WC, wash hand basin, shower cubicle and bath.

The cottage has potential to further extend and improve subject to planning permission.

### Outside

Arriving at the property you will find a pebbled drive with space for multiple vehicles. Split into two sections, the front garden is mainly laid to lawn with carport whilst the rear garden offers a variety of shrubbery and a further lawned area. An additional entrance at the rear garden offers space for further parking and potential for an outbuilding (subject to planning). Measuring approximately a fifth of an acre, the property sits on a

country lane with enviable views over the adjacent farmlands

### Location

Dymock is a small rural village in the Forest of Dean district of Gloucestershire, about four miles south of Ledbury. The rural location benefits from the local Ann Cam Primary School, the village owned Beauchamp Arms, garage, shop, bus route and good motorway links to both the M50 and M5. Providing a wide range of events throughout the year including the Dymock Half Marathon, the Dymock Music Festival as well as the active Cricket Club. Alongside the villages renowned wild daffodils walks in the spring and the famous Stinking Bishop cheese.

### Local Authority, Services & Tenure

Freehold

Mains water and electricity, septic tank, gas LPG

Forest of Dean District Council - Tax Band C - £1,935.04

### Directions

From the office proceed along Newent High Street to the traffic lights. Head straight over onto the B4215 towards Dymock. Once in Dymock turn right at the Beauchamp Arms Public House. Continue along the Ledbury Road turning right towards Brooms Green where the property can be found entering the village on the right hand side.



1 High Street, Newent, GL18 1AN

**01531 828970**

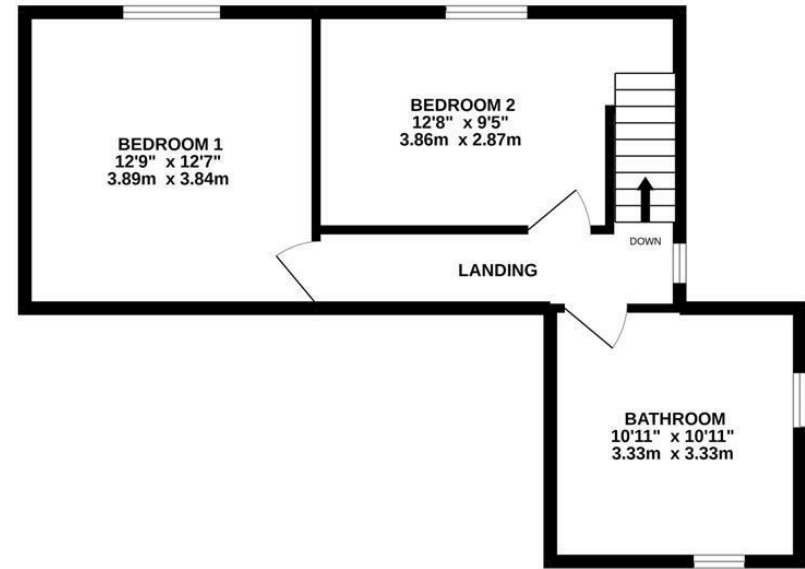
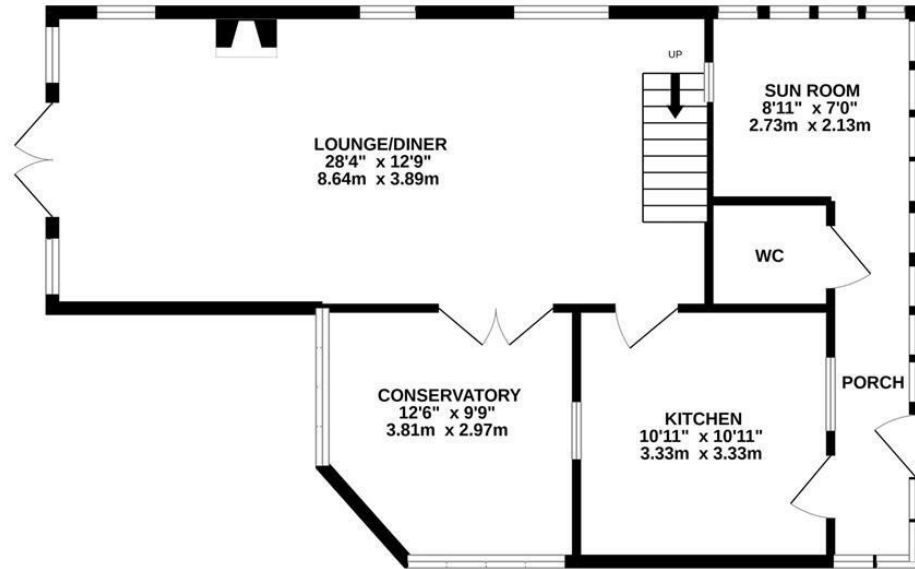
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GROUND FLOOR

1ST FLOOR



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