



**FREEHOLD**

**£275,000**



**BLACK DOG COTTAGE, DRYBROOK ROAD, DRYBROOK,  
GLOUCESTERSHIRE, GL17 9JG**

- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CONVENIENT VILLAGE LOCATION WITH LOVELY VIEWS
- TWO RECEPTION ROOMS
- SHOWER ROOM
- PRETTY COTTAGE STYLE GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

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# BLACK DOG COTTAGE, DRYBROOK ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9JG

**KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS EFFORTLESSLY ELEGANT COTTAGE BLENDING CLASSIC CHARACTER WITH MODERN STYLE. THE PROPERTY HAS BEEN SYMPATHETICALLY MODERNISED BY THE CURRENT OWNER AND AFFORDS A BESPOKE KITCHEN AND NEWLY FITTED SHOWER ROOM WHILE BEING TASTEFULLY DECORATED THROUGHOUT.**

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

A composite front door with glass panelling, letting the light flood in, opens into -

**Hallway:** A patterned tiled floor gives the cottage a homely welcoming feel, radiator, pitched pine door to -

**Sitting Room:** 13' 2" x 10' 6" (4.01m x 3.20m), Window to front with plantation shutters, Karndeane wood effect floor, feature Arts and Craft style fireplace, radiator.

Also off the hall -

**Dining Room:** 13' 2" x 12' 7" (4.01m x 3.83m), Another light and airy room, window to front with plantation shutters, fireplace with oak beam over, side shelving, Karndeane wood effect floor, radiator.



Latched door to -

**Kitchen:** 11' 4" x 11' 0" (3.45m x 3.35m), Stunning newly fitted kitchen, matching wall and base units provide ample storage space with quartz worktops, integrated fridge, dishwasher and washing machine, cooker with induction style hob and extractor over. Moulded sink unit with brass mixer tap, tiled splash-backs, two larger cupboards, Karndeane wood effect floor, column radiator, window with plantation shutters, composite stable door to garden, stairs to -

**First Floor Landing:**



**Bedroom One: 13' 3" x 10' 7" (4.04m x 3.22m),**  
Window to front with plantation shutters and lovely view towards Ruardean Hill, two fitted cupboards - one housing Worcester gas boiler providing central heating and domestic hot water, radiator.

**Bedroom Two: 10' 2" x 7' 3" (3.10m x 2.21m),**  
Window to front, again with views, radiator, access to loft.

**Shower Room: 13' 2" x 7' 3" (4.01m x 2.21m),**  
Luxury shower room with walk-in shower cubicle, wall hung W.C., wall hung vanity unit with counter top basin, towel rail radiators, tiling to walls, fitted backlit mirror, window to front with fitted shutters.

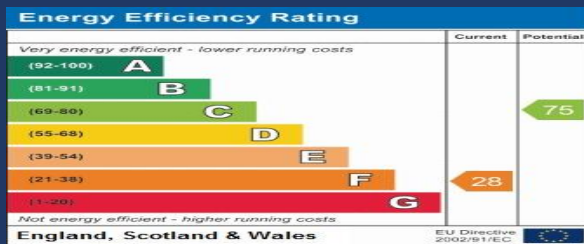
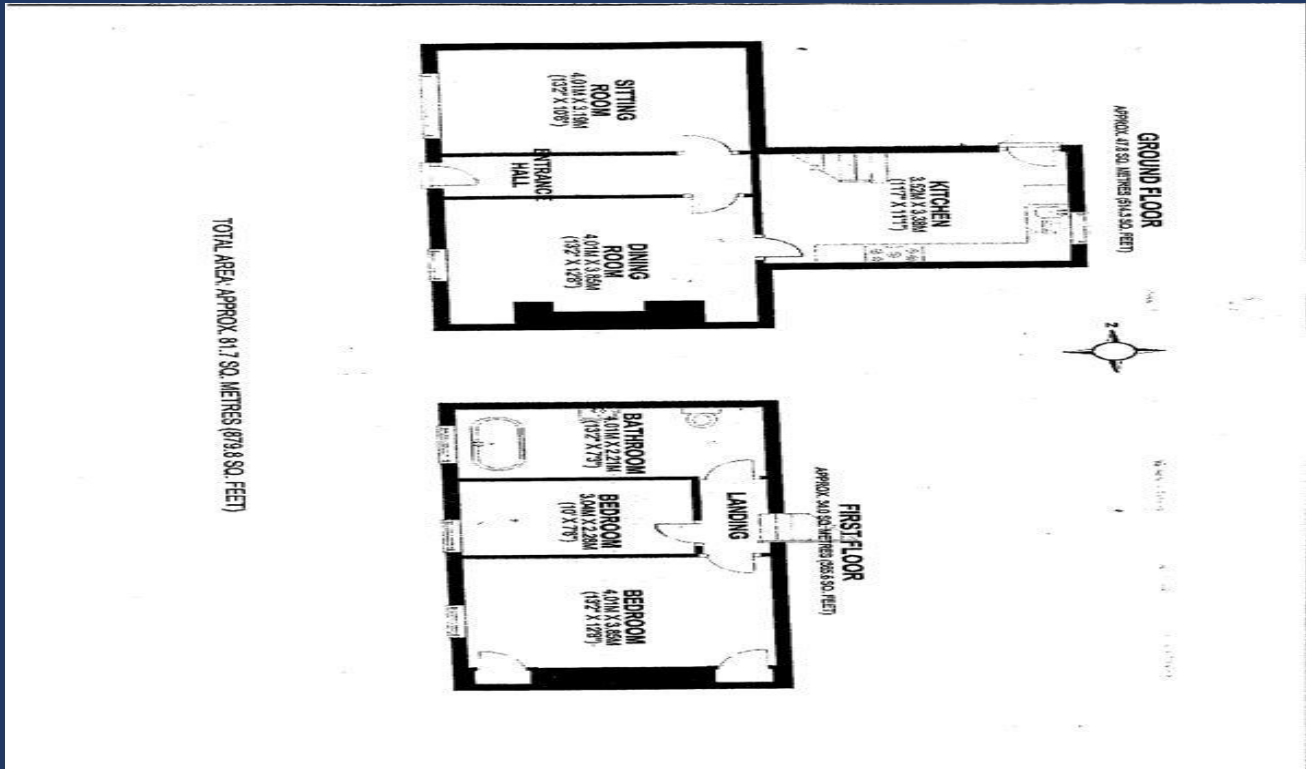
**Outside:** Cottage style courtyard to front with an abundance of plants and shrubs. The rear has decked seating area, garden sheds, gravelled seating areas, steps to upper decked area, summer house, attractive planting, private and sunny.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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