



FREEHOLD

£335,000



THE COTTAGE, HAZEL HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9HJ

- PORCH
- DINING ROOM
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- OAK WINDOWS AND LATCHED DOORS THROUGHOUT
- LIVING ROOM
- BESPOKE KITCHEN WITH UTILITY OFF
- THREE DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING
- COTTAGE STYLE GARDENS & OFF ROAD PARKING

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KJT RESIDENTIAL ARE EXCITED TO SHOWCASE THIS ENCHANTING CHOCOLATE BOX COTTAGE, FULL OF CHARM, CHARACTER AND THOUGHTFUL DETAILS. THE PROPERTY HAS ONLY BEEN MARKETING ONCE BEFORE IN THE LAST 100 YEARS AND IS BELIEVED TO PRE-DATE 1880. THE CURRENT OWNERS HAVE DISCOVERED THE HISTORY AND THAT THE COTTAGE WAS PART OF A SMALLHOLDING WHERE MILK WAS COLLECTED IN CHURNS FROM THE SIDE ENTRANCE. FROM ITS STORYBOOK EXTERIOR TO THE INVITING INTERIORS, THERE IS A FEELING THAT THIS IS A HOME THAT HAS BEEN CHERISHED - TAKE A LOOK YOU WON'T WANT TO LEAVE!

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.

Oak framed entrance porch with windows to front and side, stone built with Rosemary roof tiles and slate floor. Door to -

Dining Room: 11' 6" x 10' 2" (3.5m x 3.1m), This room gives the feel of stepping back in time with its elm floor, original feature fireplace and beamed ceiling, exposed stone wall, school radiator and window to front.

Living Room: 11' 6" x 12' 2" (3.5m x 3.7m), This warm and welcoming room, again has original features - the fireplace is a focal point with a multi-fuel stove in a Forest stone surround with oak mantle, beamed ceiling, wood floor and school radiator, window to front.



Kitchen: 14' 9" x 9' 2" (4.5m x 2.8m), Such a lot of thought has gone into this room, there is plenty of storage with bespoke cupboards, a Belfast sink with drawers under, Range style cooker, pantry cupboard, slate window sill, solid oak floor, wooden & oak beamed ceiling, under-stairs store cupboard, door to -

Utility: Wood floor, worktop with plumbing under & space for washing machine, space for tumble drier, shelving, wall mounted gas boiler providing central heating and domestic hot water, door to outside.

Off the Utility -

From kitchen twist & turn stairs to -



Downstairs W.C.: Low level W.C., radiator, window.

First Floor Landing: Exposed oak beams add warmth and character to the walls, window.

Bedroom One: 12' 4" x 11' 5" (3.75m x 3.49m), A peaceful retreat with country charm, window to front, school radiator, floorboards sourced from a French winery, fitted wardrobes, ceiling beams.

Bedroom Two: 11' 8" x 10' 6" (3.55m x 3.21m), Again having window to front, windows also sourced from from a French winery, ceiling beams, school radiator.

Bedroom Three: 12' 2" x 9' 4" (3.7m x 2.84m), Character gable window overlooking the garden with beam, painted feature stone wall, radiator.

Family Bathroom: Querky under-eaves, bright and relaxing! The suite comprises panelled bath, low level W.C., wash hand basin with chrome base, tiled splash-back, display shelving, panelled walls, painted floorboards and window, towel rail.

Outside: A charming cottage garden is approached through a gate with a wooden arch overhead. The arch is almost hidden beneath a tangle of greenery to include wisteria and ivy. Beyond the gate, a stone path winds through overflowing borders of seasonal planting. There are various seating areas to follow the sun or sit in the shade where you can relax and take in all the charm of this well established garden. There is an attached store shed. Flagstone paths lead around the property to the rear garden, The owners have again created individual areas using trees and shrubs. There is a 'natural' garden pond and double gates lead out (possibility of creating more parking!). There is another store room attached to the rear of the property and timber shed. There is a driveway to the front and most of the cottage has stone boundary walls. The informal nature of the garden feels as though it has gently grown into the landscape over many years.

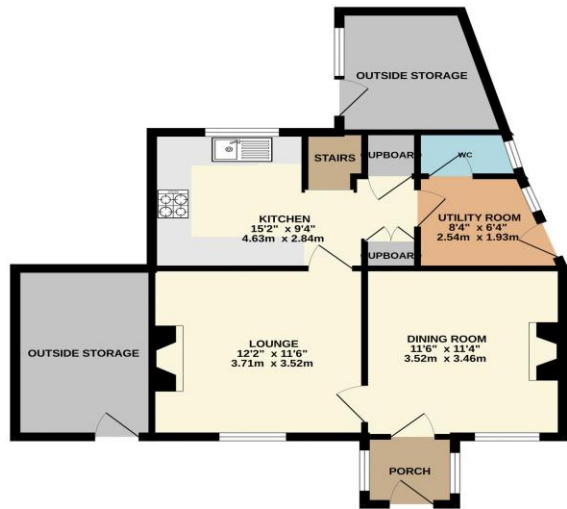
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



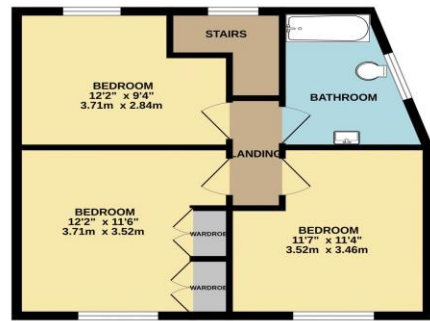
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

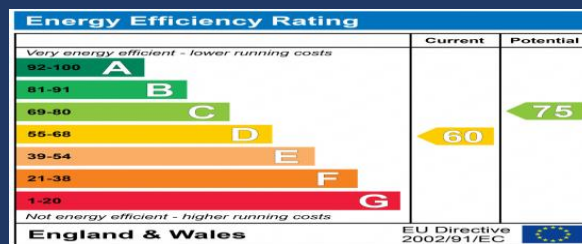


1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.

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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PASSIONATE
ABOUT
Property
SINCE 1982