Dean
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Hawthorns Road

Drybrook, GL17 9BX

£450,000

4 2 3 F

An exceptional four bedroom detached period home, built in 1850, blending an abundance of character features with tasteful modern improvements throughout.

This charming stone built home offers spacious & versatile accommodation complemented by a garage, basement storage & beautifully landscaped gardens. The heart of the home is the impressive open plan lounge/dining room, a wonderfully sociable space showcasing exposed beams, an original fireplace & exposed stone walling. From here it opens up to the adjoining kitchen & door to the utility room/shower room, providing practical everyday convenience.

Further enhancing the ground floor are two additional reception rooms, including a cosy snug with a feature woodburning stove set within an attractive stone fireplace, creating the perfect retreat during the colder months. The second reception room offers excellent flexibility and could be utilised as a home office, bedroom or hobby space.

To the first floor are four well proportioned bedrooms, each enjoying their own character and charm. The master bedroom benefits from extensive built-in wardrobes, while the remaining bedrooms provide comfortable accommodation for family members or guests. A spacious family bathroom serves this floor & features a modern suite. The second floor offers a useful attic room together with additional storage areas, creating an ideal space.

Externally, the property continues to impress. The attractive stone façade is complemented by a private driveway leading to the integral garage, whilst the basement provides excellent additional storage and workshop potential. To the rear lies a beautifully landscaped garden enclosed by historic stone walls, featuring manicured lawns, mature shrubs, colourful planting and several seating areas designed to make the most of the peaceful surroundings.

Approached via composite front door into:

Entrance Porch:
5'1" x 4'3" (1.57m x 1.32m)
Window to front aspect, lighting, wooden door into open plan lounge/dining room & snug.

Snug:
12'4" x 10'8" (3.77m x 3.26m)
Tiled flooring, exposed stone fireplace with inset woodburning stove, double glazed window to front aspect, power & lighting.

Open Plan Lounge/Dining Room:
20'0" x 17'10" (6.11m x 5.44m)
Feature fireplace with wooden mantel, exposed stone walling, partly wooden flooring, partly tiled flooring, power & lighting, wooden beams, stairs to first floor landing, steps up to additional reception room, door to utility room/cloakroom, exposed stone opening into kitchen, door to steps leading down to basement.

Utility Room/Shower Room:
8'7" x 5'2" (2.62m x 1.58m)
Worktop, space & plumbing for washing machine, space for tumble dryer, wash hand basin, double glazed frosted window to side aspect, W.C., corner shower, boiler, tiled flooring, heated towel rail, tiled splashbacks, power & lighting.

Kitchen:
14'0" x 9'2" (4.28m x 2.81m)
Currently being fitted with a new kitchen. Two double glazed windows to rear aspect, wooden door to rear garden, tiled flooring, power & lighting, window to side aspect.

Additonal Recption Room:
20'6" x 9'6" (6.25m x 2.91m)
Currently being used as a bedroom/lounge this room could be used as a playroom, office, guest bedroom. Woodburning stove with wooden mantel, UPVC double glazed frosted rear door, wooden flooring, power & lighting, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect.

First Floor Landing:
14'9" x 8'10" (4.52m x 2.71m)
Doors to all bedrooms, UPVC double glazed frosted window to side aspect, stairs to second floor landing.

Bedroom One:
11'7" x 10'11" (3.54m x 3.34m)
Fitted wardrobes, double glazed window to front aspect, power & lighting.

Bedroom Two:
10'10" x 10'6" (3.31m x 3.21m)
Feature fireplace, double glazed window to front aspect, power & lighting.

Bedroom Three:
9'9" x 7'10" (2.98m x 2.40m)
UPVC double glazed window to side aspect, power & lighting.

Bedroom Four:
9'6" x 8'8" (2.90m x 2.66m)
UPVC double glazed window to rear aspect, power & lighting.

Bathroom:
9'4" x 6'3" (2.87m x 1.93m)
P-shaped panelled bath with electric shower and rainfall shower head, W.C., vanity unit with inset wash hand basin, two heated towel rail, partly tiled walls, tiled flooring. Velux window, lighting.

Second Floor Landing:
12'8" x 6'4" (3.88m x 1.95m)
Power and lighting, UPVC double glazed window to side aspect, opening to storage room.

Storage Room:
8'0" x 5'8" (2.44m x 1.74m)
Door to attic room.

Attic Room:
14'7" x 11'2" (4.45m x 3.42m)
Velux window, wooden beams.

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Basement:

11'7" x 11'1" (3.55m x 3.39m)

Stone steps leading down to basement, power & lighting, opening to garage.

Garage:

16'2" x 9'4" (4.94m x 2.87m)

Power & lighting, door to outside.

Outside:

A truly charming & characterful exterior, this detached period home enjoys an elevated position & is constructed from attractive natural stone beneath a pitched roof, blending traditional features with tasteful modern improvements. The property is approached via stone steps leading to the front door creating a welcoming first impression.

To the front, a private driveway provides off road parking & access to the integral garage, while the attractive stone façade, sash-style arched windows & mature planting enhance the property's kerb appeal.

The rear gardens are a particular feature of the home, offering a beautifully landscaped outdoor space enclosed by historic stone walls. Predominantly laid to lawn, the gardens are interspersed with an abundance of mature shrubs, colourful flower beds and ornamental planting, creating a peaceful and private setting. Stone retaining walls and terraced sections add character and interest, while several seating areas provide ideal spaces for outdoor dining, entertaining or simply relaxing and enjoying the surroundings.

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Road Map

Hybrid Map

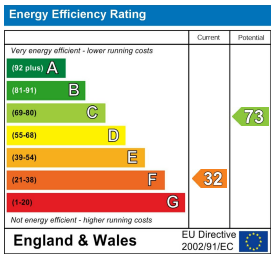
Terrain Map

Floor Plan

Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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