



**The Beehive Hawthorns Road, Drybrook GL17 9BX**  
**Offers Over £465,000**



# The Beehive Hawthorns Road, Drybrook GL17 9BX

- Four Bedroom detached character cottage
- Private and enclosed walled garden
- Popular village location
- Versatile living accommodation set over three floors
- Garage with power and lighting
- EPC rating E42
- Forest of Dean - Tax Band C (£2,025.64 per annum) 2025/2026

**Offers Over £465,000**

Situated in Drybrook, in the Forest of Dean is this beautifully presented detached cottage which is believed to date back approximately two hundred years. The property offers a wealth of character features to include exposed beams, stone walls, and sash windows alongside four double bedrooms and a private and enclosed walled garden.

## Utility Room

Stepping into the property from the garage, you are greeted by a spacious utility room which provides cupboard and worktop space alongside plumbing for washing machine.

## W.C

Stylish W.C and wash hand basin.

## Kitchen

Stylish Wren kitchen, providing ample storage in a range of floor and wall units, accompanied by integrated appliances

that include a fridge, fridge, dishwasher and space for a range cooker. The kitchen island provides additional cupboard space and breakfast bar.

## Dining Room

A spacious dining room with feature electric fireplace and mantle. Stain glass window overlooking the snug.

## Living Room

The living room is a generous size and offers a wealth of character from exposed beams, stone walls and sash style windows. This room gives a feeling of space from the galleried landing which overlooks the snug. Accessed to the back garden.

## Snug

Stairs from the kitchen lead to the snug. Utilised by the current owners as a snug, this reception room is a versatile space and lends itself to being an office,



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playroom, additional reception room or such like. There is also a storage area which is located below the living room and is accessed from this room.

### **Landing**

The landing is a good size and offers space for a home office. Provides access to four double bedrooms and family bathroom.

### **Master Bedroom**

Double bedroom with sash style windows to front and side aspect.

### **Second Bedroom**

Double bedroom with built-in wardrobes. Window to front aspect.

### **Third Bedroom**

Double bedroom with window to side aspect overlooking the back garden.

### **Fourth Bedroom**

Double bedroom with built-in storage cupboard. Window to front aspect.

### **Bathroom**

Stylish suite with W.C, wash hand basin, roll top bath and shower enclosure.

### **Garage**

Power and lighting with electric roller shutter door providing vehicular access. Pedestrian door leading into the property via the utility room.

### **Outside**

Generously sized, the private walled garden benefits from being a combination of lawned and pebbled areas accompanied by a variety of shrubbery and flowers. There is both a side and rear gate into the garden.

### **Location**

Situated in the village of Drybrook which has many facilities including Village School, Village Stores and Post Office, with Cinderford being approximately 2 miles away. The motorway connections from the area are excellent with the M4, M5 and M50 all within commuting distance.

### **Material Information**

Tenure: Freehold.

Local Authority and Rates: Forest of Dean  
- Tax Band C (£2,025.64 per annum)  
2025/2026.

Electricity supply: Mains.

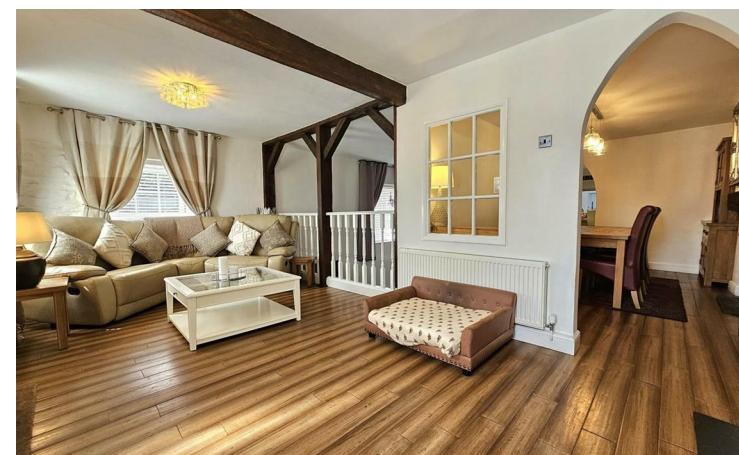
Water supply: Mains.

Sewerage: Mains.

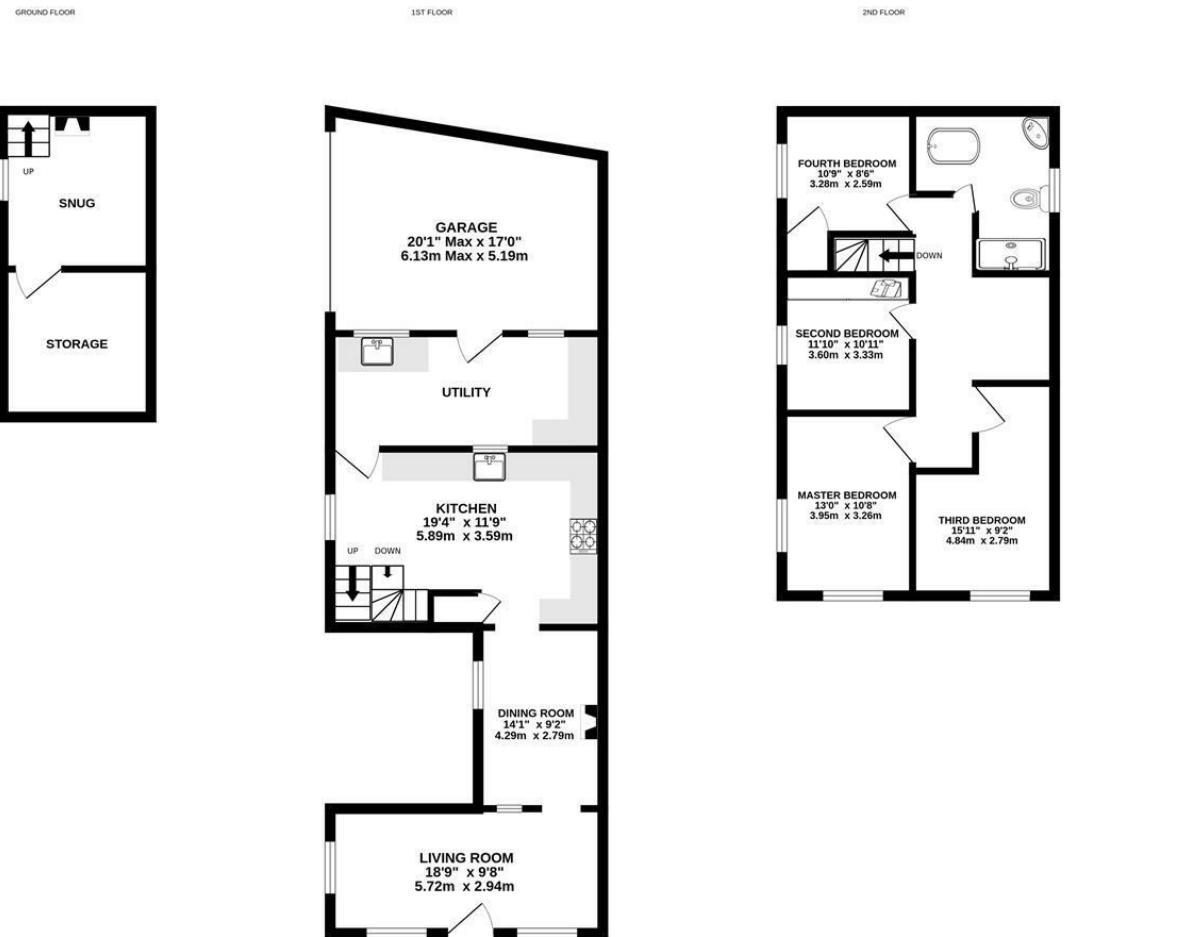
Heating: Gas central heating.

Broadband speed: Basic 25 Mbps,  
Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2,  
Vodafone.







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 working order or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-90) B			78
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



