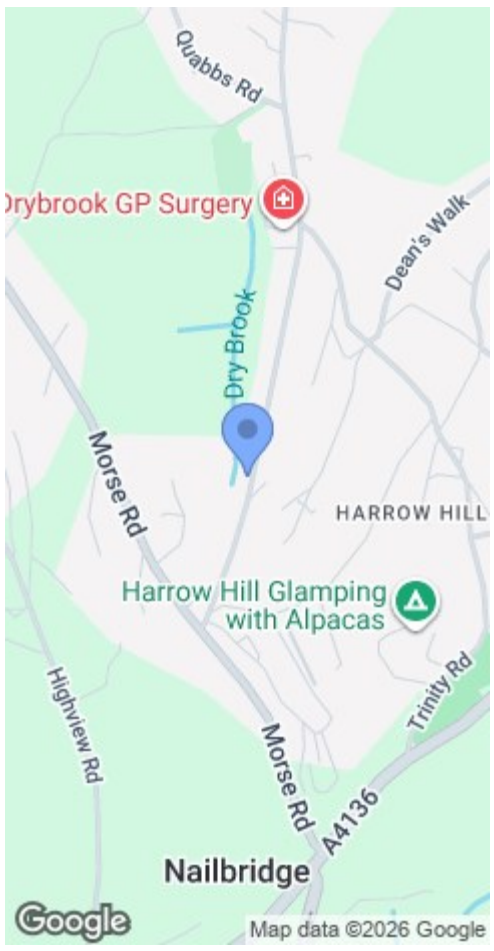
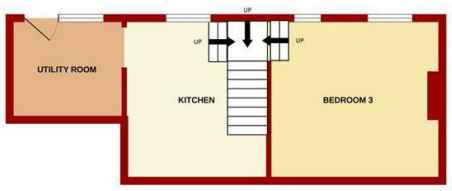
STEVE GOOCH
ESTATE AGENTS | EST 1985

Oakville, 2 Drybrook Road
Drybrook GL17 9JJ

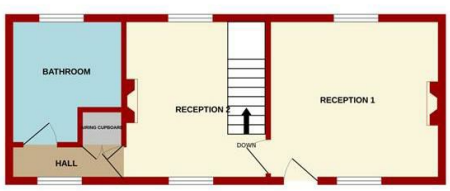




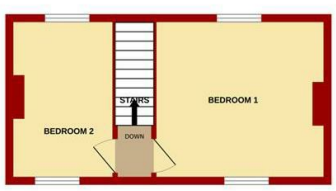
BASEMENT



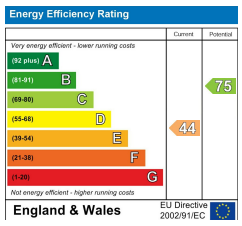
GROUND FLOOR

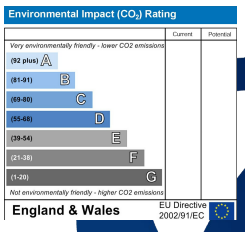


1ST FLOOR



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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Offers Over £182,000

A FANTASTIC RENOVATION PROJECT, FULL OF CHARACTER AND POTENTIAL. This THREE BEDROOM, THREE STOREY FOREST COTTAGE offers a RARE OPPORTUNITY TO TRANSFORM A TRADITIONAL PROPERTY INTO A BEAUTIFUL HOME IN THE HEART OF THE FOREST OF DEAN.

Bursting with ORIGINAL FEATURES, the property is a BLANK CANVAS READY FOR MODERNISATION, allowing you to put your own stamp on every aspect. It's offered with NO ONWARD CHAIN, making it ideal for those wanting to move quickly on a project.

SITUATED IN THE POPULAR VILLAGE OF DRYBROOK, the cottage enjoys ENCLOSED GARDENS BACKING ONTO WOODLAND, DOUBLE GLAZING, and GAS CENTRAL HEATING.

The property comprises of LOUNGE/DINING ROOM, SIDE HALL, BATHROOM to the ground floor, TWO BEDROOMS to the first floor and BEDROOM THREE, KITCHEN and UTILITY to the first floor.

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles west of the town of Cinderford.

The village offers a peaceful and rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a primary school, a village hall, a post office, and a local shop.
Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.















The property is accessed via a woodgrain upvc front door with obscure glazed panel to top. This leads into:

RECEPTION ONE
12'10 x 12'01 (3.91m x 3.68m)
Open fireplace with cast & tiled surround and mantle, stone hearth, alcoves to either side, exposed ceiling timbers, exposed timber floorboards and skirting boards, power points, double radiator, front aspect tilt & turn woodgrain upvc double glazed window opening onto a sash style window, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

RECEPTION TWO
12'00 x 10'09 (3.66m x 3.28m)
Feature fireplace with cast grate opening, brick & stone surround, stone hearth exposed timber floorboards and skirting boards, stairs leading to the first floor and lower ground floor, exposed ceiling timbers, ceiling light, Hive central heating control system, double radiator, front aspect tilt & turn woodgrain upvc double glazed window opening onto a sash style window, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

INNER HALL
Gas fired central heating and domestic hot water boiler, ceiling light, single radiator, exposed floorboards, front aspect tilt & turn woodgrain upvc double glazed window opening onto a sash style window, pair of doors giving access into airing cupboard with slatted shelving space.

BATHROOM
9'05 x 8'06 (2.87m x 2.59m)
Ceiling light, coloured suite with modern side panel bath, mixer shower tap, pedestal wash hand basin, closed coupled w.c, double radiator, rear aspect woodgrain upvc obscure double glazed window.

From Reception Two, stairs lead up to the first floor:

LANDING
Ceiling light, wooden doors into:

BEDROOM ONE
12'10 x 12'01 (3.91m x 3.68m)
Two ceiling light, exposed ceiling timbers, tongue & groove timber clad ceiling, alcoves to either side, exposed timber floorboards and skirting boards, power points, imitation wall timbers, front aspect tilt & turn woodgrain upvc double glazed window opening onto a sash style window, rear aspect woodgrain upvc double glazed sash window with views over forest and woodland.

BEDROOM TWO
12'01 x 7'10 (3.68m x 2.39m)
Two inset directional ceiling lights, dimmer switch, imitation wall timbers, chimney breast, alcoves to either side, power points, double radiator, exposed timber skirting boards, front aspect tilt & turn woodgrain upvc double glazed window opening onto a sash style window, rear aspect woodgrain upvc double glazed sash window with views over forest and woodland.

From Reception Two, stairs lead down to the lower ground floor:

BEDROOM THREE
11'06 x 11'00 (3.51m x 3.35m)
Ceiling timbers, ceiling light, chimney breast, alcoves to either side, double radiator, exposed timber shirting boards, power points, electric consumer unit, two rear aspect woodgrain upvc double glazed windows overlooking the rear garden.

KITCHEN
10'06 x 11'04 (3.20m x 3.45m)
Ceiling light, stairs leading back to the first floor, square edge worktops, range of base units, space for cooker, range cooker set within a former fireplace opening, double radiator, power points, rear aspect woodgrain upvc double glazed window overlooking the rear garden.

UTILITY
7'11 x 7'06 (2.41m x 2.29m)
One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, base cupboards, tongue & groove timber clad ceiling, inset ceiling spot light, double radiator, exposed timber skirting boards, power points, rear aspect woodgrain upvc double glazed window, rear aspect upvc double glazed door giving access into the garden.

OUTSIDE
The rear garden is accessed via the utility room, with a concrete pathway wrapping around the property and gated access to the side. A former outbuilding features a concrete roof and exposed stonework—ideal for use as a log store or additional storage.

The garden itself offers great potential and is arranged over several levels, featuring mature trees, shrubs, and a beautiful magnolia tree. It is partially enclosed by stone walling and fencing.

To the front, a low-maintenance concrete courtyard is enclosed by a combination of brick and stone walling, providing a practical and private entrance.

DIRECTIONS
From the Mitcheldean Office, proceed up over the Stenders and into the village of Drybrook. Upon reaching the crossroads, turn left onto the Drybrook Road. Continue along here for half a mile where the property can be found on the right and side as per our for sale board.

SERVICES
Mains water, drainage, electricity, gas.

WATER RATES
Severn Trent Water Authority

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)