



Drybrook Road

Drybrook, GL17 9JG

£260,000



VIEWING HIGHLY RECCOMENDEDCAN BE SOLD WITH NO ONWARD CHAIN***

A delightful detached character cottage dating back to the early/mid 1800s, combining period charm with modern comforts.

Immaculately presented throughout with stylish period decor. The accommodation comprises two reception rooms, two well-proportioned bedrooms, a stylish fitted kitchen with integrated appliances, and a spacious contemporary shower room.

Character features include a feature fireplace, double-glazed windows with shutters, and attractive wood-effect flooring, all enhancing the cottage's timeless appeal.

Outside, the property enjoys beautifully maintained, low-maintenance cottage-style gardens, providing a peaceful outdoor retreat. Ideally situated in the heart of a popular village with a wide range of local amenities close by.



Entrance Hall :

4'1" x 13'1" (1.26 x 3.99)

Entered via UPVC door, mosaic style tiled floor, dado rail, period light switch. Solid wood doors to living room and dining room. Period colour decor.

Sitting Room :

10'6" x 13'1" (3.21 x 4.01)

Period fireplace incorporating an electric Ever-hot stove with hot plate, radiator, double glazed window to front aspect with slatted shutters, wood effect laminate flooring, period decor.

Dining Room :

12'6" x 13'1" (3.82 x 4.01)

Fireplace with timber mantle, radiator, wood effect laminate flooring, recess to either side of chimney breast, latch door to kitchen, double glazed window to front aspect with slatted shutters. Period decor.

Kitchen :

10'11" x 11'7" (3.33 x 3.55)

Installed in 2023 with matching wall and base cabinets, quartz worktop, Belfast style sink with period mixer tap, Lavona induction hob, extractor hood, Neff oven and grill (installed 2025), with extractor hood above, integrated fridge (installed

2026), washing machine and dishwasher, bespoke Welsh dresser unit, decorative tiled splash backs, stairs to first floor, built in larder cupboard, wood effect laminate flooring, vertical radiator, double glazed window to rear aspect, double glazed stable door to side.

First Floor Landing :

7'2" x 2'9" (2.19 x 0.84)

Period wallpaper.

Bedroom 1 :

11'0" x 13'3" (3.36 x 4.04)

Two built in cupboards (one containing Worcester Bosch combi boiler installed 2025), small loft access, double glazed window to front aspect with slatted shutters. Period decor.

Bedroom 2 :

7'3" x 10'0" (2.21 x 3.07)

Radiator, loft access with ladder, double glazed window to front aspect. Period decor.

Shower Room :

6'9" x 6'11" (2.07 x 2.12)

A large spacious room with large walk in shower, vanity unit with wash hand basin, wall hung WC, partially tiled walls, vertical radiator, wood effect laminate flooring, plinth lighting, down lighting,

double glazed window to front aspect with slatted shutters.

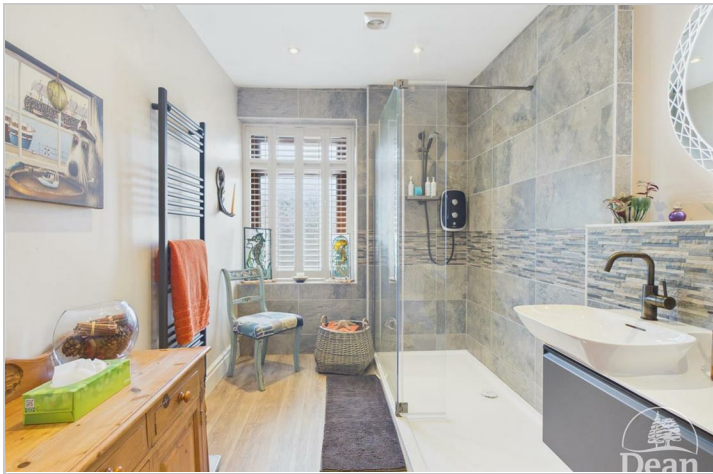
Garden :

The property features a charming enclosed cottage-style front garden with a lawn, mature shrubs, roses, and a natural stone wall boundary. To the rear, a private patio extends from the kitchen and includes a summer house, deck with balustrade, flower box, trellis, and side pedestrian gate. A decorative pathway leads through beautifully landscaped gardens with raised planters, shrubs, wooden sheds, Cotswold stone

and slate pathways, a further raised deck, and an attractive water feature at the rear.

Agents Note :

Please note there is no off-road parking, and the property is positioned opposite the village social club.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Kitchen: 10'11" x 11'7" (3.33 x 3.55 m)
- Living Room: 10'6" x 13'1" (3.21 x 4.01 m)
- Dining Room: 12'6" x 13'1" (3.82 x 4.01 m)
- Hallway: 4'1" x 13'1" (1.26 x 3.99 m)

Floor 1

- Landing: 7'2" x 2'9" (2.19 x 0.84 m)
- Bedroom: 11'0" x 13'3" (3.36 x 4.04 m)
- Bedroom: 7'3" x 10'0" (2.21 x 3.07 m)
- Bathroom: 6'9" x 6'11" (2.07 x 2.12 m)

Approximate total area⁽¹⁾
835 ft²
77.7 m²

(1) Excluding balconies and terraces

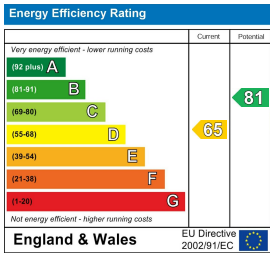
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

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Energy Efficiency Graph



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