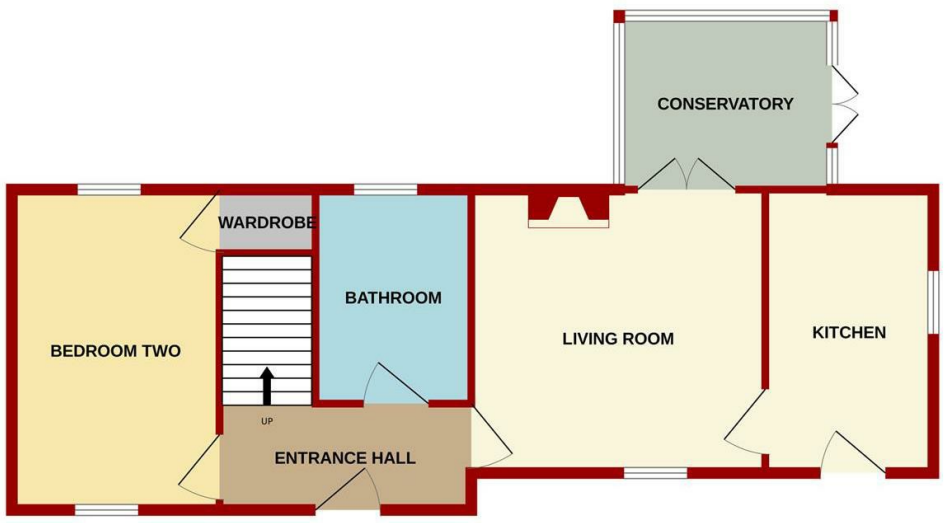
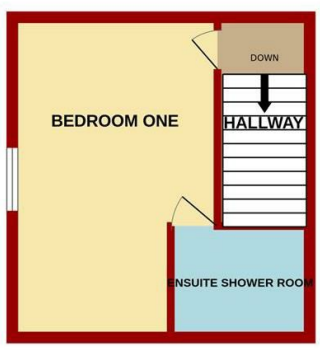
The Mews The Village
Dymock GL18 2AQ

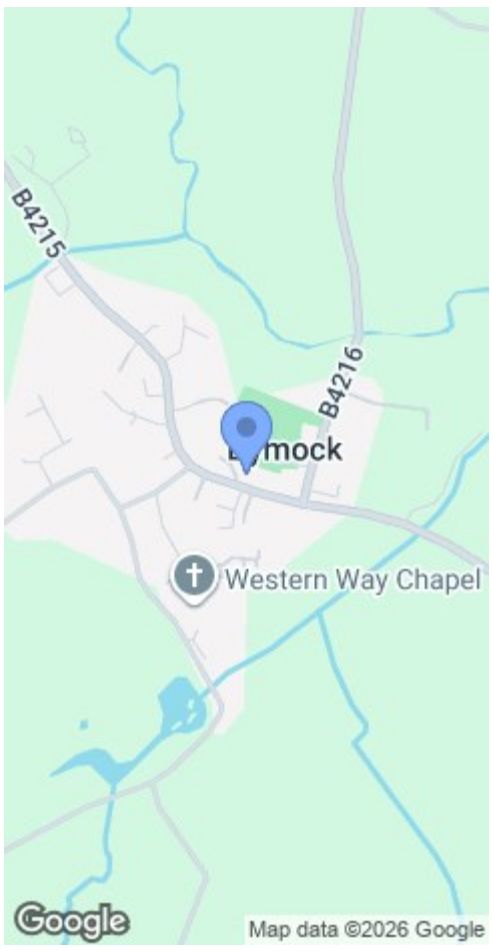


GROUND FLOOR

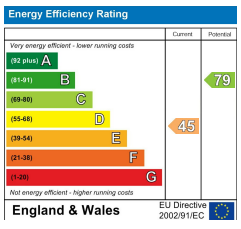


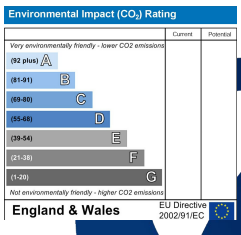
1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026





MISREPRESENTATION DISCLAIMER
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.

Guide Price £325,000

Dating back to circa 1900's is this EXCEPTIONALLY WELL PRESENTED TWO BEDROOM DETACHED COTTAGE occupying a LOVELY VILLAGE LOCATION and benefitting EN-SUITE MASTER BEDROOM, LARGE CONSERVATORY, OIL CENTRAL HEATING, OFF ROAD PARKING AND ENCLOSED WALLED GARDENS, all being offered with NO ONWARD CHAIN.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.















ENTRANCE HALL
Via UPVC double glazed door with frosted side panel, access to roof space, single radiator, thermostat control, stairs to the first floor, front aspect window. Door to:

LOUNGE
14'10 x 14'03 (4.52m x 4.34m)
Feature stone fireplace with inset electric fire, telephone point, TV point, double radiator, front aspect window. UPVC double glazed French doors through to:

CONSERVATORY
11'05 x 10'10 (3.48m x 3.30m)
Part brick and UPVC construction, glass roof, power, TV point, French doors opening out to the side.

KITCHEN / BREAKFAST ROOM
14'04 x 8'06 (4.37m x 2.59m)
Modern cottage style fitted kitchen to comprise a range of base and wall mounted units, wooden worktops and decorative tiled splashbacks, integrated fridge, plumbing for washing machine, integrated Bosch dishwasher, Stoves electric range oven, inset spotlighting, side aspect window, UPVC double glazed door to the front. Door to:

FROM THE ENTRANCE HALL, DOOR TO:

FAMILY BATHROOM
9'08 x 5'09 (2.95m x 1.75m)
White suite comprising panelled bath with mixer tap and shower head attachment, pedestal wash hand basin, low level WC, tiled splashbacks, inset ceiling spotlights, extractor fan, chrome heated towel rail, rear aspect frosted window.

BEDROOM 2
14'06 x 10'04 (4.42m x 3.15m)
Double radiator, door to understairs storage cupboard with hanging rail and shelving, front and rear aspect windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Door to:

BEDROOM 1
14'07 x 10'06 (4.45m x 3.20m)
Double radiator, access to roof space, side aspect window. Door to:

EN-SUITE SHOWER ROOM
5'10 x 4'70 (1.78m x 1.22m)
Corner shower cubicle with shower, tiled splashbacks, low level WC, vanity wash hand basin with mixer tap, cupboard under, extractor fan, spotlighting, chrome heated towel rail.

OUTSIDE
To the front of the property, tarmac driveway provides OFF ROAD PARKING with flower and shrubs borders to the front and side and lawned area.

Gated side access leads to the westerly facing rear garden which has a large paved patio area, well maintained borders with an array of flower, shrubs, bushes and trees, outside lighting, outside tap, SHED/WORKSHOP with power and lighting, enclosed by original brick walling and fencing.

SERVICES
Mains water, electricity and drainage. Oil central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed along the B4215 towards Dymock. On reaching the village, the property can be found next to St Mary's Church on the right hand side, just beyond the High House.

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