The Langetts Hawthorns
Drybrook GL17 9BS

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING AND CHARACTERFUL PERIOD COTTAGE, dating back to CIRCA 1860, offering a wonderful blend of traditional charm and practical living. Conveniently situated CLOSE TO LOCAL VILLAGE AMENITIES, the property benefits from GENEROUS ENCLOSED GARDENS APPROACHING ONE FIFTH OF AN ACRE, providing ample space for outdoor enjoyment, together with OFF-ROAD PARKING FOR THREE TO FOUR VEHICLES. This delightful cottage presents an excellent opportunity for those seeking a CHARACTER HOME WITH GENEROUS OUTDOOR SPACE in a desirable village setting.

The accommodation comprises ENTRANCE PORCH, SUNROOM, LOUNGE, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM and GARAGE on the ground floor, upstairs BEDROOM ONE with EN-SUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM with GATED PARKING and ENCLOSED GARDENS.

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 north of the town of Cinderford.

The village offers a 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 chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.

Accessed on the side of the property where you have a UPVC Georgian bar obscure double glazed door giving access into:

KITCHEN/BREAKFAST ROOM

One and a half bowl single drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall units with tiled surrounds, power points, space for Range-style cooker, plumbing for dishwasher, automatic washing machine and space for under counter fridge, two directional ceiling spot rails, wall mounted gas fired central and domestic heating hot water boiler, metal fuse box, quarry tiled window ledges, double radiator, two side aspect windows one being a double glazed Georgian bar window overlooking a paddock and views towards forest and woodland, the other being single glazed with views over the paddock.

DINING ROOM

Directional ceiling spots, single radiator, power points, telephone point, window overlooking paddock and views towards forest and woodland.

LOUNGE

Feature fireplace with alcoves to either side, marble hearth and wooden surround with electric woodburning effect stove inset, power points, TV point, double radiator, tiled floor, dimmer switch, two ceiling lights, stairs leading to the first floor, understairs storage area, front asepct window overlooking the driveway, parking and garden area, glazed panel door overlooking the garden and opening into:

SUNROOM

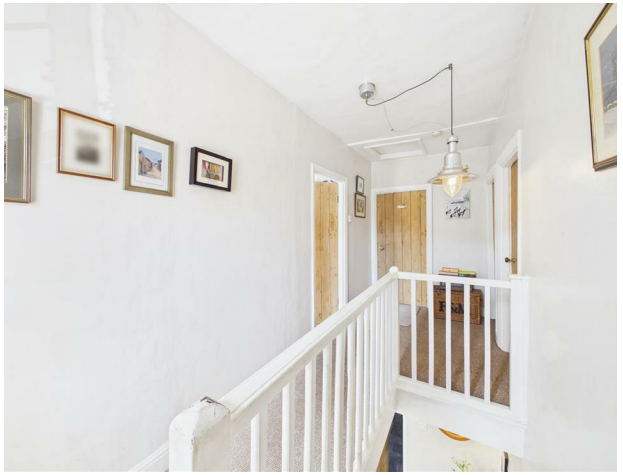
Dwarf wall construction with UPVC glazing to sides and rear aspect, glazed panel door with views toward forest and woodland, fields and countryside.

STUDY

Feature fireplace with cast surround and tiles inset, tiled floor, ceiling light, power points, single radiator, wall light points, front aspect window.

GARAGE

Accessed via single up and over door, personal window to side, power and lighting, small hall gives access into:



CLOAKROOM
Comprises of white suite with close coupled WC, wall mounted wash hand basin with tiled splashback, tiled floor, single radiator, directional ceiling spots, extractor fan.

Stairs to the first floor

LANDING
Access to roof space, ceiling light, power pints, double radiator, window facing parking area.

BEDROOM ONE
Ceiling light, double radiator, power points, side aspect window overlooking the parking/driveway area and views to the garden and to forest, fields and countryside, dimmer switch, opening to wardrobe area with hanging rail and shelving options, plank door into:

EN SUITE
Directional ceiling spots, modern P-shaped bath with curved shower screen fitted, mains fed shower and mixer tap, pedestal wash hand basin with monobloc mixer tap, close coupled WC, wall mounted heated towel radiator, side aspect window.

BEDROOM TWO
Ceiling light, feature fireplace with case surround, small alcoves to either side, power points, double radiator, side aspect window overlooking the parking area and garden with views towards fields, countryside, forest and woodland.

BEDROOM THREE
Directional ceiling spots, dimmer switch, radiator, power points, side aspect window overlooking the paddock, fields, countryside forest and woodland.

FAMILY BATHROOM
Walk-in shower cubicle with bi-fold doors and mains fed shower fitted, pedestal wash hand basin, close coupled WC, directional ceiling spots, double doors giving access to the airing cupboard, double radiator, side aspect obscure window.

OUTSIDE
Accessed via wooden five bar gate and personal wrought iron gate giving access to the gravel driveway suitable for parking of 3-4 vehicles, level lawned area with flower borders, shrubs, bushes and small trees, gravel pathway leading through the garden, pergola seating area laid to Astro turf, pathway continues to orchard, grapevine, fruit trees and bushes, enclosed by a mix of walling and fencing surround, outside power points and lighting, paved pathway and patio area leading to the front door, enclosed by fencing surround.

DIRECTIONS
From the Mitcheldean office proceed up The Stenders, over the hill and into the village of Drybrook, on reaching the crossroads at the bottom of the hill turn right onto Hawthorns Road, continue along here for approximately a mile where the property can be found on the right hand side.

SERVICES
Mains electricity, gas, water and drainage. Standard broadband.

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.

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)

WATER RATES
Severn Trent Water Authority. Rate TBC.

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

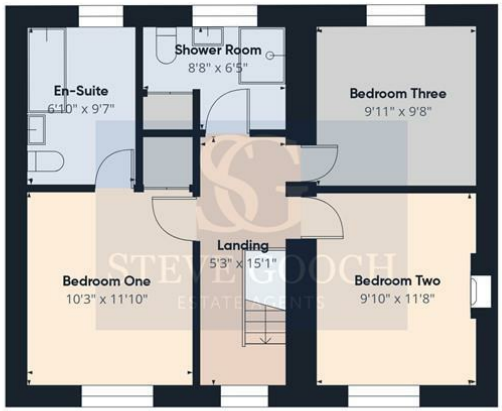
TENURE
Freehold

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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

Floor 0



Floor 1

Approximate total area(1)

1324 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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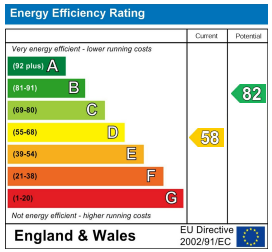

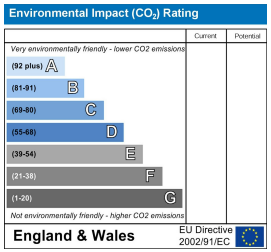

MISREPRESENTATION DISCLAIMER

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.