



**1 The Oaks Hawthorns Road**  
**Drybrook GL17 9BX**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# £215,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM PERIOD PROPERTY, BELIEVED TO DATE BACK APPROXIMATELY 300 YEARS, OFFERED WITH NO ONWARD CHAIN. The property benefits from an ENCLOSED COURTYARD GARDEN and CHARACTER FEATURES INCLUDING QUARRY TILED FLOORS, EXPOSED BEAMS and OPEN AND FEATURE FIREPLACES, as well as GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises DINING HALL, LOUNGE, KITCHEN, BREAKFAST AREA, SIDE HALL, UTILITY and BATHROOM to the ground floor, with TWO BEDROOMS 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 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.





The property is accessed via a double glazed door with obscure glazed panel to above door. This leads into the:

### DINING HALL

13'10 x 12'00 (4.22m x 3.66m)

High tongue & groove timber clad ceilings, ceiling light, feature stone fireplace with slate hearth and timber lintel over, quarry tiled flooring, stairs leading to the first floor, wooden plank door giving access to an understairs storage cupboard with lighting, power points, single radiator, tiled window ledge, front aspect upvc Georgian bar double glazed window overlooking the High Street, timber door with obscure glazed panel to top gives access into:

### LOUNGE

12'00 x 9'11 opening to 11'04 into alcove (3.66m x 3.02m opening to 3.45m into alcove)

Tongue & Groove timber clad ceiling, ceiling light, open stone fireplace with stone hearth and timber lintel over, chimney breast with alcoves to either side, electrical consumer unit, meter, power points, single radiator, tiled window ledge, front aspect upvc Georgian bar double glazed window.

From Dining Hall two steps up and door giving access to Breakfast area

### BREAKFAST AREA

7'06 x 6'11 (2.29m x 2.11m)

Continuation of the tiled flooring, ceiling light, exposed timber lintels.

### KITCHEN

10'10 x 12'06 (3.30m x 3.81m)

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker, filter hood over, directional ceiling spots, exposed large ceiling timber, inset ceiling spots, tiled flooring, rear aspect upvc double glazed window overlooking the courtyard garden, rear aspect obscure double glazed window, access into:

### SIDE HALL

13'09 x 3'01 (4.19m x 0.94m)

Access to roof space, ceiling light, tiled flooring, front aspect timber door with obscure glazed panel inset giving access to the side pathway, rear aspect obscure glazed timber door leading onto the rear garden, wooden plank doors giving access into the:

### UTILITY CUPBOARD

Lighting, gas fired central heating and domestic hot water boiler, plumbing for automatic washing machine, worktop area, tiled flooring, power points, gas meter.

### BATHROOM

Whites suite with corner bath with taps fitted over, tiled surround, drencher mains fed shower, close coupled w.c, pedestal wash hand basin with tiled splashback, radiator, tiled flooring, ceiling light, rear aspect obscure timber double glazed window.

From the dining hall, stairs lead up to the first floor:

### LANDING

Ceiling light, timber clad walls, mains wired smoke alarm system, exposed floorboards, doors giving access into:

### BEDROOM ONE

11'11 x 10'05 opening into 13'00 into alcove (3.63m x 3.18m opening into 3.96m into alcove)

Ceiling light, power points, single radiator, feature beam, exposed timber floorboards, tiled window ledge, front aspect upvc Georgian bar double glazed window with views over the High street.

### BEDROOM TWO

13'09 x 8'08 (4.19m x 2.64m)

Access to roof space, ceiling light, single radiator, power points, BT openreach point, exposed timber floorboards, front aspect upvc Georgian bar double glazed window.

### OUTSIDE

From the side hall, a door leads onto the gravelled garden with patio area, rockery and small plants. It is enclosed by walling and fencing. Gated access gives 1 The Oaks a right of way over the neighbouring gardens. There is also outside lighting, upvc fascias and guttering.

### DIRECTIONS

From the Mitcheldean office, proceed up the Stenders, over the hill and into the village of Drybrook. Upon reaching the crossroads, turn right where the property can be found immediately on the right hand side.

### SERVICES

Mains water, electricity, drainage, gas.

### 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

Severn Trent

### LOCAL AUTHORITY

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

### TENURE

Freehold

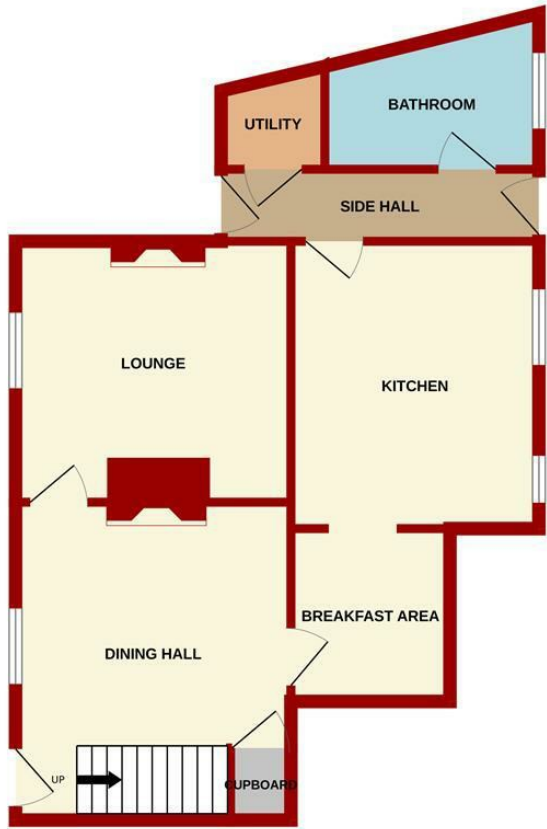
### VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

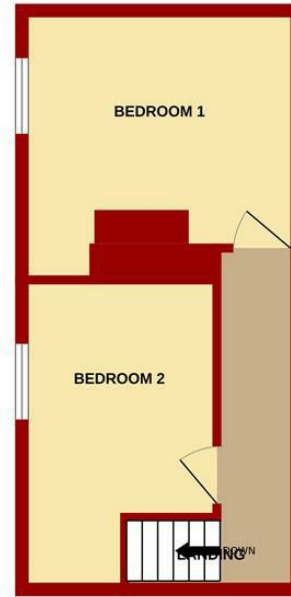
### PROPERTY SURVEYS

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	58
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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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.



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