



FREEHOLD

£350,000



CYPRESS VILLA, DRYBROOK ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9JG

- **FOUR BEDROOM COTTAGE**
- **SEPARATE DINING ROOM**
- **'COAL' ROOM - COULD EASILY BE CONVERTED INTO UTILITY/OFFICE/PLAY ROOM**
- **TRIPLE GLAZING**
- **GENEROUS GARDENS**
- **LOUNGE WITH LOG BURNER**
- **MODERN FITTED KITCHEN**
- **FAMILY BATHROOM**
- **NEW GAS BOILER PROVIDING CENTRAL HEATING**
- **NO ONWARD CHAIN**

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KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS RECENTLY RENOVATED FOUR BEDROOM COTTAGE WITH TWO RECEPTION ROOMS AND STUNNING VIEWS ACROSS THE COUNTRYSIDE TOWARDS RUARDEAN HILL. THE PROPERTY DATES BACK TO THE 1880'S AND IS SITUATED IN THE POPULAR VILLAGE OF DRYBROOK.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

UPVC door to entrance porch, door to -

Living Room: 18' 3" x 10' 6" (5.55m x 3.2m), Coloured laminate floor, window to front with pleasant outlook, wood burning stove with oak mantle over, radiator.

Dining Room: 10' 6" x 10' 6" (3.21m x 3.19m), Window to front, radiator.

Off Living Room -

Kitchen: 10' 8" x 7' 9" (3.24m x 2.36m), Brand new modern fitted kitchen. Wall and base units provide ample storage space, stainless steel sink with mixer tap fitted cooker with induction style hob over and extractor, fitted wine rack, wall mounted Worcester gas boiler supplying central heating and domestic hot water, laminate floor, loft space (see Bedroom Four).



Coal Room: 13' 0" x 7' 10" (3.96m x 2.4m), The previous owner used this as a store room but could very easily be converted to a Utility etc.

Off Kitchen, passage leads to -

Bathroom: Three piece suite comprising panelled bath with shower over, low level W.C., wash basin with vanity unit under, tiled walls, radiator, laminate floor, window.



Off the passage, door to outside.

Off living room, stairs to -

First Floor Landing:

Bedroom One: 10' 8" x 10' 3" (3.25m x 3.13m),
Window to front with lovely views, radiator.

Bedroom Two: 10' 9" x 10' 10" (3.27m x 3.3m),
Again with window to front with views,
radiator.

Bedroom Three: 13' 2" x 8' 0" (4.02m x 2.45m),
Window to side, radiator.

Bedroom Four: 9' 3" x 7' 5" (max.) (2.82m x 2.26m), Window to front again, radiator.
Agent's Note: There is a room above the Kitchen and a door could be easily made from Bedroom Three to create a Bathroom/En-suite.

Outside: A gate leads to the property. The gardens lie predominantly to the front and side and are mainly laid to lawn with shrub and flower borders. There is a decked area and great sized store shed with power and light. The gardens enjoy lovely views across to Ruardean Hill.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



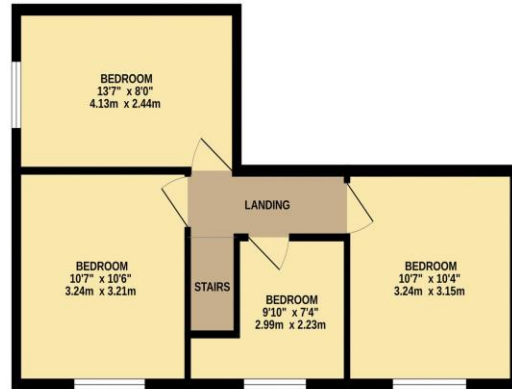
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

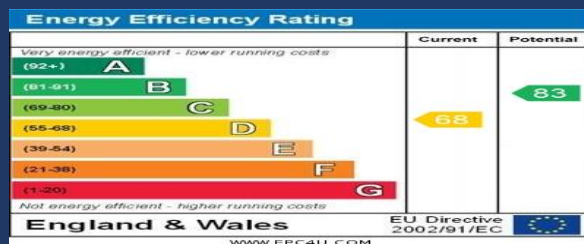


1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.6 sq.m.) approx.

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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PASSIONATE
ABOUT
Property
SINCE 1982