

**Dean**  
ESTATE AGENTS



Joys Green Road, Lydbrook, GL17 9SX

£375,000





£375,000

# Cherry Tree Cottage Joys Green Road

Lydbrook, GL17 9SX

- STUNNING WOODLAND VIEWS
- WOODBURNER IN LOUNGE
- CONSERVATORY
- EXPOSED STONE WALLS
- THREE RECEPTION ROOMS
- SET ON A PLOT OF A 1/3 OF AN ACRE
- THREE BEDROOMS
- OUTBUILDING WITH POWER
- PRIVATE TRANQUIL GARDENS
- MUST BE VIEWED!!

A charming & characterful three bedroom cottage set within beautifully established gardens & enjoying a peaceful woodland backdrop. This delightful home offers a wonderful blend of cosy living spaces, attractive outdoor areas and a tranquil setting, ideal for those seeking countryside surroundings with plenty of charm.

The accommodation comprises a welcoming lounge featuring a wood burning stove, creating a warm and inviting focal point, alongside a separate dining room perfect for entertaining and family meals. The kitchen is fitted with a range of units, wooden worktops and a range-style cooker, while the conservatory provides a lovely additional reception space enjoying elevated views across the gardens and surrounding greenery. To the first floor are three bedrooms, all enjoying pleasant outlooks over the gardens and woodland beyond, with a useful landing area currently utilised as a study space. The bathroom is conveniently located on the ground floor and is fitted with a modern white suite.

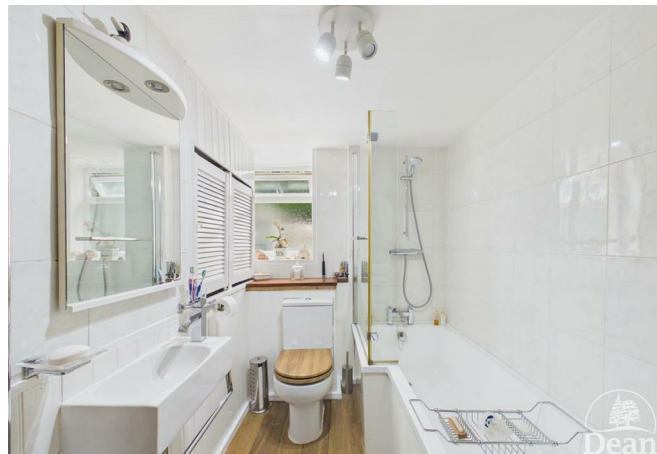
Outside, the property truly comes into its own with stunning landscaped gardens filled with mature shrubs, colourful flowers, established trees and winding pathways. There are lawned areas, patio seating spaces & an abundance of planting creating a peaceful & private setting throughout. A polytunnel & greenhouse provide excellent space for keen gardeners, while the woodland surroundings offer a wonderful sense of seclusion & natural beauty. The gardens back directly onto woodland, creating a picturesque backdrop all year round.

This is a fantastic opportunity to acquire a charming cottage in an idyllic setting, offering character, privacy & beautifully maintained gardens.



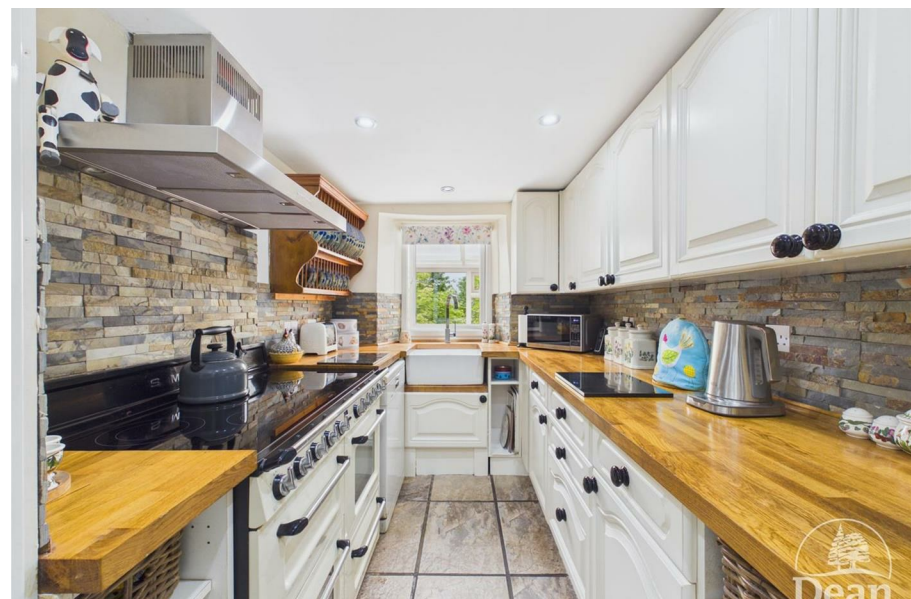
Approached via UPVC double glazed front door into:

|                      |                               |
|----------------------|-------------------------------|
| Conservatory/Porch:  | 13'3" x 5'1" (4.06m x 1.56m)  |
| Lounge:              | 12'3" x 10'0" (3.75m x 3.07m) |
| Dining Room:         | 16'0" x 6'9" (4.89m x 2.08m)  |
| Kitchen:             | 10'4" x 6'10" (3.15m x 2.09m) |
| Bathroom:            | 8'5" x 5'8" (2.59m x 1.73m)   |
| First Floor Landing: | 7'7" x 7'2" (2.32m x 2.19m)   |
| Bedroom One:         | 10'2" x 9'4" (3.12m x 2.87m)  |
| Bedroom Two:         | 10'0" x 6'7" (3.07m x 2.03m)  |
| Bedroom Three:       | 8'8" x 6'11" (2.66m x 2.12m)  |
| Outside:             |                               |
| Outbuilding:         |                               |





[Directions](#)

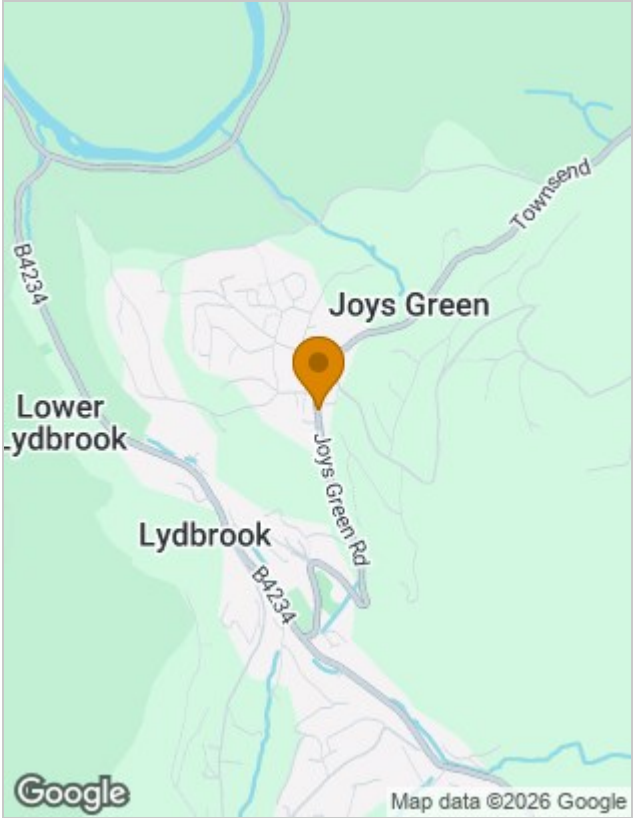




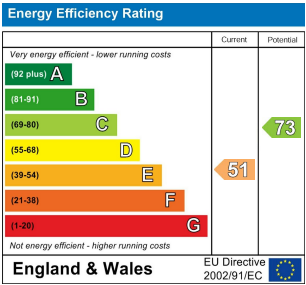
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

