



DRYBROOK

Offers over **£365,000**



CRANBERRY COTTAGE

Hawthorns Road, Drybrook, Gloucestershire GL17 9BX



Detached House
Three bedrooms
Private garden

Set in the Gloucestershire countryside, is this 3-bedroom detached home which is situated in Drybrook with a generous private garden, and plenty of off road parking. The property lies just a short distance from the heart of the village, whilst also offers easy access to a range of nearby countryside walks.

Located in Drybrook is this three-bedroom, detached home which is situated within walking distance of local amenities, shops and country walks. Drybrook is located in the beautiful Forest of Dean, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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£365,000



KEY FEATURES

- Detached home
- Three good size bedrooms
- Generous living space
- Private garden
- Close to local shops and amenities
- Driveway with offroad parking



STEP INSIDE



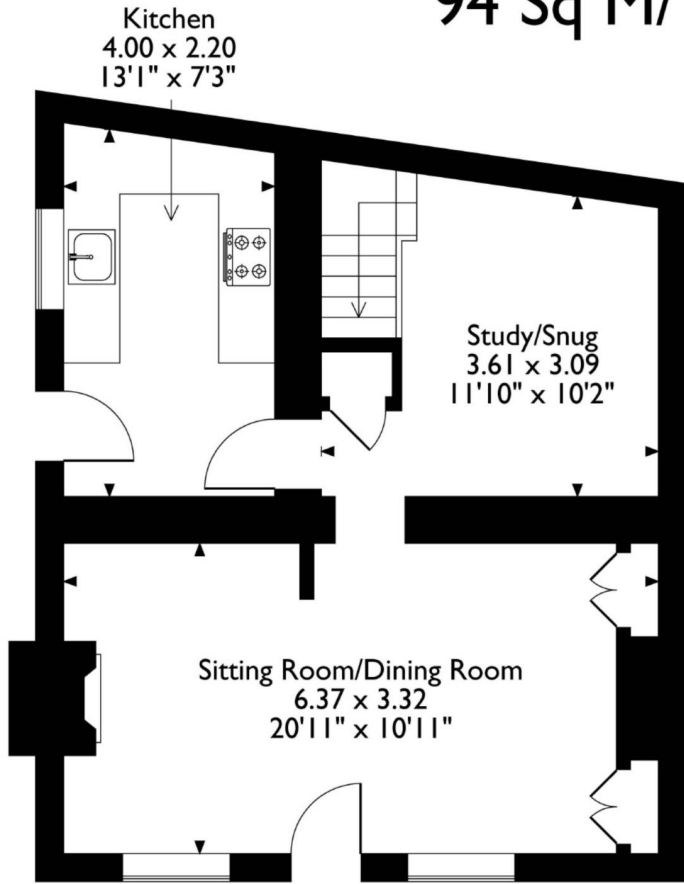
To the ground floor you will find lounge/dining room, kitchen and further reception room. The modern fitted kitchen has plenty of storage space and space for appliances. A door from the kitchen leads out to the garden.

The lounge/diner is at the front of the property overlooking the garden. It is a generous size with a log burner to keep you warm during the winter months.

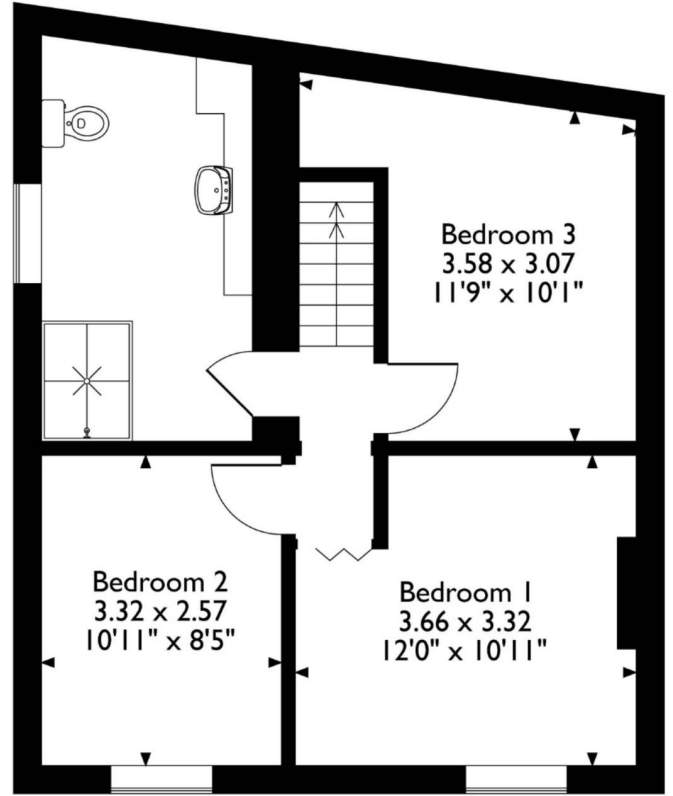
The further reception room is currently being used as an office space.

To the first floor you will find three good sized bedrooms and a family bathroom which has a three-piece suite with walk in shower.

Approximate Gross Internal Area 94 Sq M/1012 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The property is set back from the road with off road parking for three cars. A gate from the parking area leads you through into the garden with a path leading to the house. The garden is mainly laid to lawn with planter borders and a patio area to the side. The garden is very private and is perfect for entertaining with friends and family. The garden also has a storage shed. There are Solar Panels to the rear of the property.

INFORMATION

Postcode: GL17 9BX
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D



DIRECTIONS

From the centre of Ross, go via the A40, turn off right after Ryeford for Drybrook.

Follow the road into Drybook and you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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