



FREEHOLD

Offers Over £400,000



1 OAK VILLAS, HANGERBERRY, LYDBROOK, GLOUCESTERSHIRE, GL17 9QG

- BEAUTIFUL FOREST COTTAGE DATING BACK TO 1901
- LOUNGE/DINING ROOM WITH OPEN FIRE
- SUN ROOM
- SINGLE BEDROOM (OFFICE/OCCASIONAL ROOM)
- ORIGINAL FEATURES AND SOME ORIGINAL WINDOWS
- INTERESTING GARDENS WITH A RANGE OF OUTBUILDINGS AND AMPLE OFF ROAD PARKING
- KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- HOBBIT HOUSE AND TREE HOUSE WITH POWER & LIGHT

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS LOVELY THREE BEDROOM COTTAGE, SET IN APPROX. HALF ACRE OF GARDENS AND GROUNDS WITH EXCELLENT OUTLOOK ACROSS THE LYDBROOK VALLEY. THE PROPERTY HAS BEEN MODERNISED IN A UNIQUE AND ECLECTIC STYLE BOTH INSIDE AND OUT AND CAN ONLY BE TRULY APPRECIATED WITH A FULL INSPECTION. SOMETHING FOR THOSE LOOKING FOR THE DIFFERENT AND UNIQUE WOULD NOT BE DISAPPOINTED. FEATURES INCLUDE TREE HOUSE, BEAMED OUTBUILDINGS AND SOME INTERESTING MATERIALS THROUGHOUT.

Hangerberry is situated on a hillside on the outskirts of the Village of Lydbrook. Lydbrook is a short walk away and has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean.

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.

Door to front porch with pleasant outlook, wood floor, door to -

Lounge/Dining Room: 23' 0" x 12' 9" (7.01m x 3.88m), Cosy and full of character, having an open fire and an exposed stone wall. Three radiators, pine flooring, USB points, original window to front.

Kitchen: 9' 2" x 8' 2" (2.79m x 2.49m), Bespoke fitted kitchen, fitted oven and hob, the most quirky galvanised sink unit with industrial style taps, plumbing for automatic washing machine. Two windows overlook the sun room.

From Lounge, doors open to -



Sun Room: 18' 0" x 10' 4" (5.48m x 3.15m), This room has the perfect outlook with double glazed windows and double glazed French doors onto private patio area, wood floor, skylights, radiator, exposed stone wall, radiator, doors to outside.

From Living Room, stairs to -

First Floor Landing: Original sash window overlooks garden, electric heater, built-in store cupboard.

Bedroom Two: 11' 4" x 11' 4" (3.45m x 3.45m), Original latched windows to front with pleasant outlook, radiator, built-in curtained wardrobes and chest of drawers.



Family Bathroom: Four piece suite comprising low level W.C., clawed roll top bath, shower cubicle and Edwardian style sink, tongue and groove walls, cupboard housing Worcester boiler (the property is supplied with bottled gas), sash windows.

Bedroom Three: 7' 7" x 7' 5" (2.31m x 2.26m), Under-stairs storage, sash window to side aspect. Stairs off to -

Master Bedroom: 13' 4" x 12' 9" (4.06m x 3.88m), Skylight looking out on to the trees of the garden, T.V. point, BT point, electric heater, beams, access to loft space.

Outside: The property is approached over a Forestry Commission driveway which the property has right of easement over with access rights leading to five-bar gate which in turn opens on to gravelled parking area with carport. There is a range of outbuildings referred to as "The Cowboy Street" by the current vendors, with sheriff's office, jail and saloon bar. Steps then lead to enchanting gardens and patio area for hot tub, barbeque area, store shed and summer house. Further pathways continue giving woodland walk ambience and lead to a spectacular tree house which truly takes advantage of the lovely views and there is a large decked area with rustic balustrade.

Tree House: 12' 2" x 7' 6" (3.71m x 2.28m), Has immense character and appeal with exposed timbers, stained glass windows, etc. With living space and mezzanine loft space for bedroom. There is power and light and internet so has potential for a unique Airbnb.

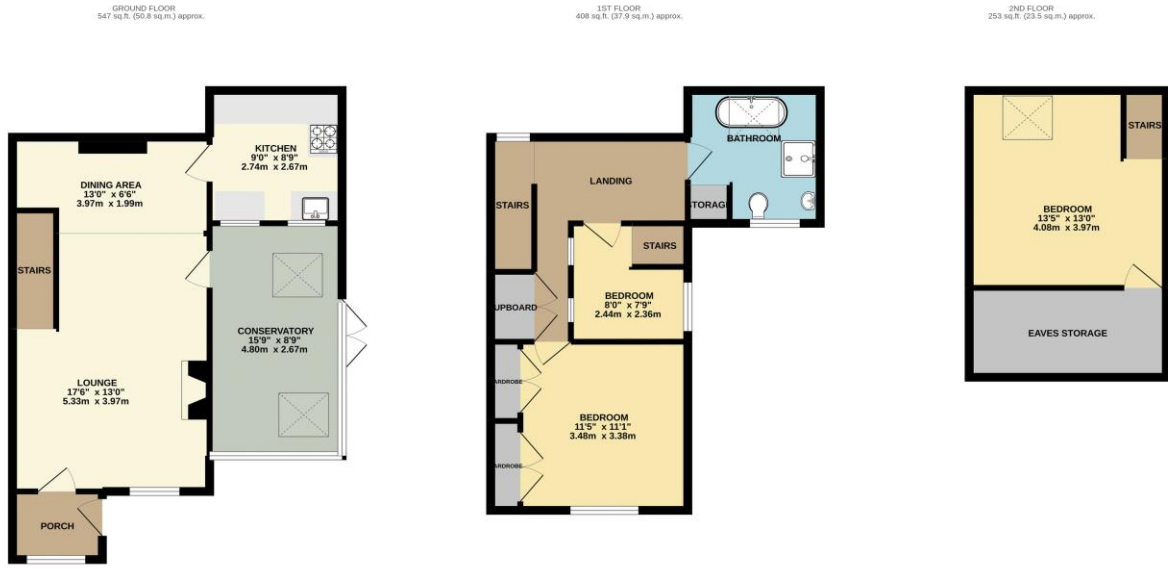
Services: Mains, water and electricity connected to the property. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band C.



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.

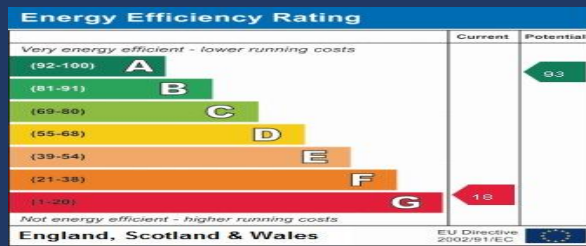
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TOTAL FLOOR AREA: 1208 sq. ft. (112.3 sq.m.) approx.

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