



**FREEHOLD**

**£299,995**



**SILVER GATE, DEANS WALK, HARROW HILL, DRYBROOK,  
GLOUCESTERSHIRE, GL17 9JU**

- BEAUTIFULLY PRESENTED 4 BEDROOM ATTACHED COTTAGE
- OPEN PLANNED KITCHEN/DINER AND SNUG
- 4 BEDROOMS - ONE EN-SUITE
- UNDERFLOOR HEATING DOWNSTAIRS
- SINGLE GARAGE & OFF ROAD PARKING
- LOUNGE
- UTILITY ROOM
- FAMILY BATHROOM
- LPG GAS CENTRAL HEATING UPSTAIRS
- GOOD SIZED GARDEN WITH FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE.

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# SILVER GATE, DEANS WALK, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9JU

## A STUNNING, RECENTLY REFURBISHED AND EXTENDED COTTAGE SITUATED IN THE QUIET HAMLET OF HARROW HILL. THE PROPERTY SITS IN A GOOD SIZED PLOT WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE.

The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, two garages, public house and a bus service to Gloucester and surrounding areas.

A wider range of facilities are 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.

Oak framed canopy entrance porch leads to coloured composite front door opening to -

**Hallway:** Natural limestone tiles, under-stairs cupboard, spot lighting, oak door with glass panelling to -

**Lounge:** 15' 2" x 14' 2" (4.62m x 4.31m), Feature fireplace comprising of limestone hearth with a multi fuel burner with oak mantle over. engineered oak flooring, spot light, under floor heating, windows to two aspects and French doors onto patio taking advantage of the views.

**Cloakroom:** Three piece suite comprising corner shower cubicle, low level W.C. and sink unit, natural limestone flooring, oak shelf heated towel rail, window, under floor heating.



**Kitchen/Dining Room/Snug:** 24' 6" x 22' 4" (7.46m x 6.80m), Beautifully designed open planned room for modern living. There is a seating area with a feature fireplace, this nicely follows on to a dining area with bi-fold doors which open onto a patio (again enjoying the views) this follows on to the kitchen of dreams! Beautifully fitted comprising of coloured units with oak worktops and upstands, double bowled Belfast sink, integral dishwasher, integral microwave, wine cooler with a glass front, space for 110 Rangemaster duel fuel cooker, hood & extractor over, tiled splashbacks, integral fridge/freezer, pull out storage units, window - again with views. The whole room has natural limestone flooring and under floor heating, spot lighting. Off the kitchen -

**Utility Room:** 10' 11" x 9' 1" (3.32m x 2.77m), Units matching the kitchen with oak worktops, Belfast sink, plumbing for automatic washing machine and tumble dryer, natural limestone tiled floor with underfloor heating, window, two fitted cupboards, first one housing the water tank and having shelving, the second is a double cupboard with the controls for the under floor heating and wall mounted 'Ideal' gas boiler (LPG) for upstairs heating and domestic hot water.





**Bedroom One: 13' 2" x 8' 9" (4.01m x 2.66m),**  
Radiator, Juliett balcony, again with beautiful views, walk-in dressing room, en-suite with shower, low level W.C., sink with vanity unit under, window, heated towel rail.

**Bedroom Two: 9' 11" x 9' 5" (3.02m x 2.87m),**  
Again with views, radiator.

**Bedroom Three: 10' 2" x 6' 8" (3.10m x 2.03m),**  
Also with views, radiator.

**Bedroom Four: 11' 0" x 10' 8" (3.35m x 3.25m),**  
Having two windows, oak over-stairs shelving area (ideal for display), access to loft.

**Family Bathroom:** Three piece suite comprising free standing bath with tiled splash backs and free standing taps, low level W.C., wash hand basin with vanity unit under, heated towel rail, wood effect floor, skylight, extractor.

**Outside:** A pea gravelled area provides off road parking leading to a newly built single detached garage (19'7 x 13'6) with alarm, up & over door, power and lighting and eaves storage. The garden has a large patio with a fire pit, stepping down to a good sized area which is completely private with fenced boundaries. The garden has the 4 views once again towards Ruardean Hill & Drybrook.

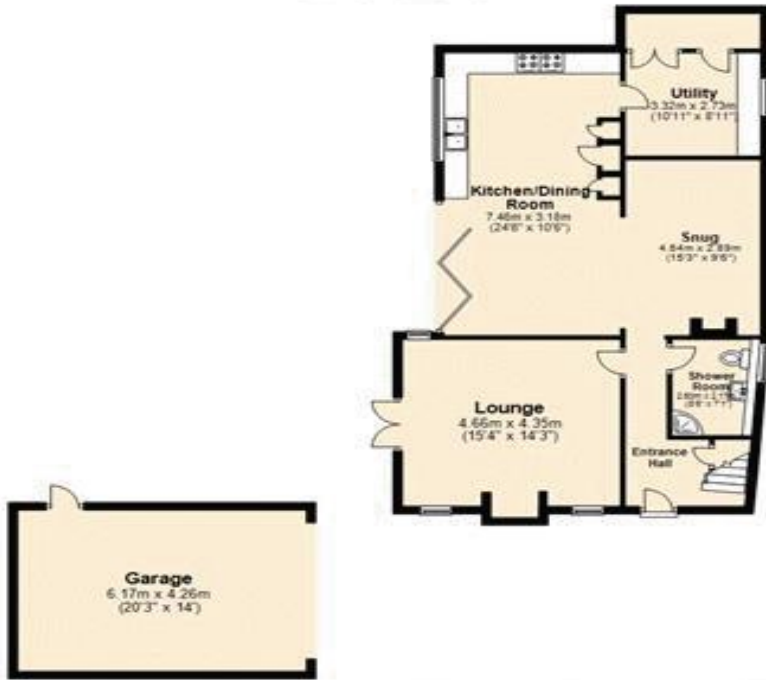
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



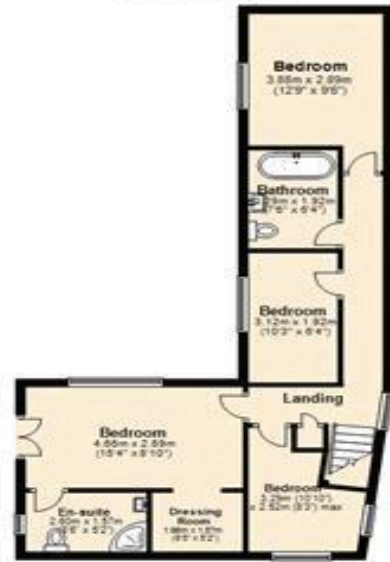
**DIRECTIONS – From our Cinderford Office proceed on the A4151 in a northerly direction and you will come to the junction with the A4136. Turn right for Mitcheldean and proceed over the next set of traffic lights taking the next turning left just preceding the Church. Follow this road up as it bends to the left taking the second turning right into Larksfield Road. Follow this road for approx 300 yds and the property can be found on the left hand side (backing onto the road) denoted by our For Sale board.**

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.

**Ground Floor**  
Approx. 110.8 sq. metres (1221 sq. feet)



**First Floor**  
Approx. 63.7 sq. metres (687.2 sq. feet)



Total area: approx. 174.5 sq. metres (1874.5 sq. feet)



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**