



# Ludlow Green Inn Cottage, Ruscombe, GL6 6DQ

£235,000



Hunters Estate Agents are delighted to offer this 1 bedroom semi-detached cottage located within the pretty elevated village of Ruscombe. The property is in need of some updating and comprises to the ground floor: An entrance hall approached through a stable door leading to the kitchen with countryside views, a sitting room to the rear with tall ceilings leading to a downstairs bathroom. To the first floor: A good size double bedroom with the most beautiful views across the valley. Parking is on the street. Viewings by appointment only.



## AMENITIES

Ruscombe is a popular village high up and only a couple of miles north west of Stroud town. Whiteshill the neighbouring village has a community shop, two well regarded schools within half a mile and a larger convenience store at the bottom of the hill. A wider range of facilities are available in nearby Stroud which is approximately 2 miles away. This including a leisure and sports centre and a main line railway station connecting with London (Paddington). Gloucester (9 miles) and Cheltenham (14 miles) are both within comfortable driving distance and junction 13 of the M5 motorway is approximately 5 miles distance.

## DIRECTIONS

As you enter Ruscombe village from Whiteshill, the property is along on the right just before dropping down the hill. Look out for the purple gate on the right.

## ENTRANCE HALL

Approached through a stable door, cupboard housing the electric meter & consumer unit, deep walk-in cupboard with power and light. Archway leading into kitchen.

## SITTING ROOM 14'2" max x 12'4"

Boasting tall ceilings with beams and two roof windows. Additional tall double glazed window with deep sill, radiator, latched door to bathroom and staircase rising to the first floor. Additional double glazed fixed window.

## KITCHEN 10'7" x 8'4" max

Range of dark oak wall and base units with wooden edge worktops over, one and a half bowl sink unit, gas fired boiler. built-in electric oven, hob and extractor. Double glazed window with views across the valley, radiator, quarry tiled floor, plumbing for washing machine, display cupboard.

## BATHROOM 8'7" x 5'9"

A three-piece suite comprising: a roll top bath pedestal basin,

WC, opaque double glazed window, radiator, part panelled walling.

## TOP FLOOR

### BEDROOM 14'8" max 11'4"

A double bedroom with beautiful views across the valley through double glazed windows. Radiator, access to loft.

## EXTERIOR

The garden is located to the front of the property. Laid to lawn and boasting beautiful views across the valley. Small water feature to your right as you enter and a pathway leading to the entrance door.

## TENURE

Freehold

## COUNCIL TAX BAND

The Council Tax Band is B.

## SOCIAL MEDIA

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## GOLD AT BRITISH PROPERTY AWARDS

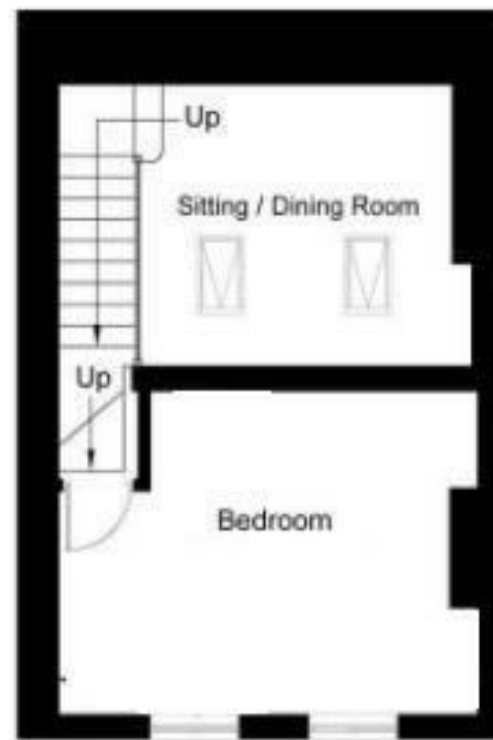
We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

Tenure: Freehold  
Council Tax Band: B

**Ludlow Green  
Cottage**



**Ground Floor**



**First Floor**

- Wonderful Countryside Views
- Cottage
- 1 Double Bedroom
- Downstairs Bathroom
- Sitting Room With Tall Ceilings
- Kitchen With Views
- Hallway With Storage
- Pretty Garden
- Needing Some Updating
- EPC Band D (59)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.