



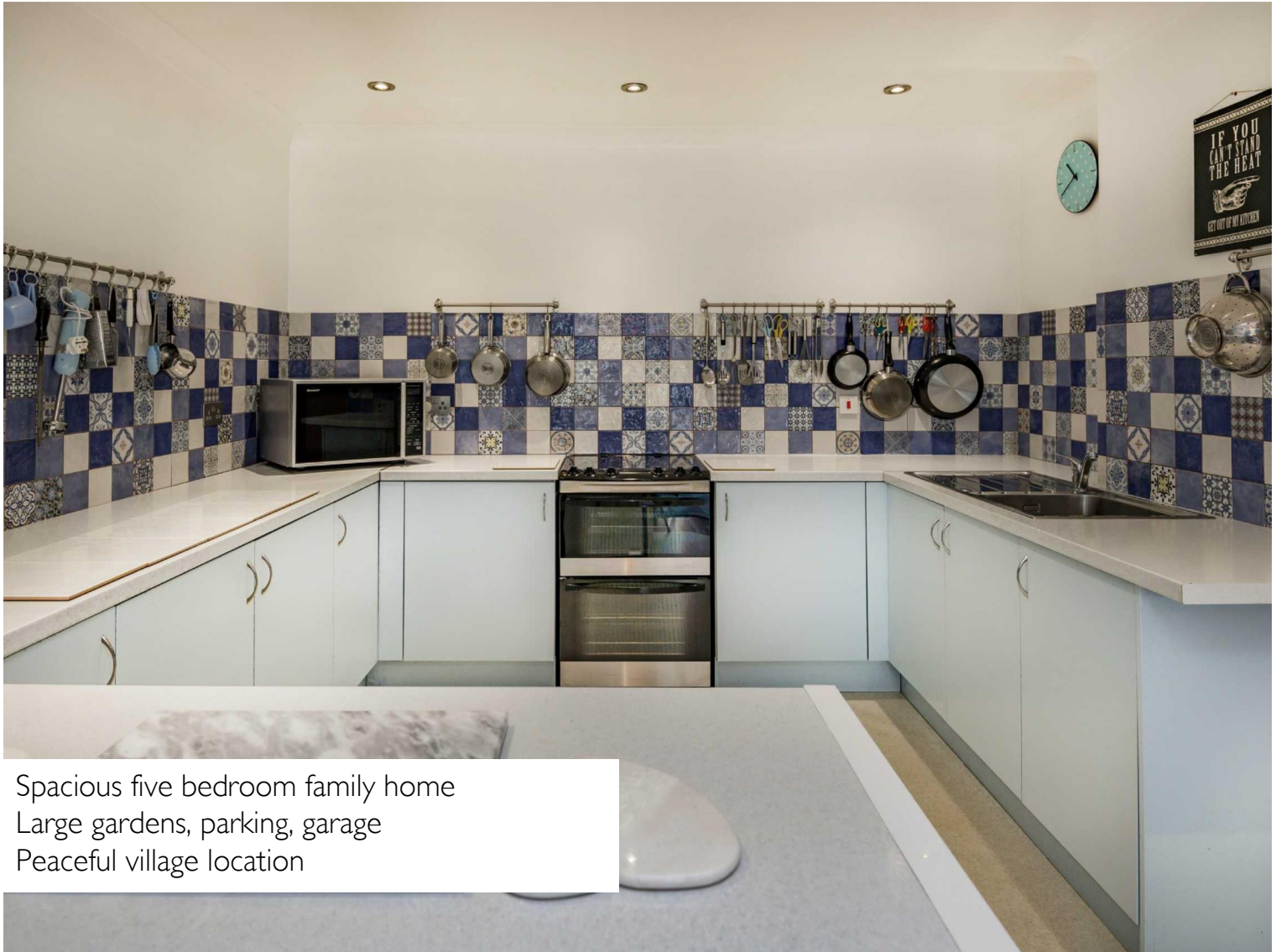
# RUARDEAN WOODSIDE

Guide price **£500,000**



# FERN VILLA

Forest Road, Ruardean, GL17 9XR



Spacious five bedroom family home  
Large gardens, parking, garage  
Peaceful village location

Situated in an elevated position in the village of Ruardean Woodside with stunning forest views, this fantastic family home offers spacious and well presented accommodation, with a good sized plot of around a fifth of an acre.

Ruardean Woodside is situated on the northern edge of the Forest of Dean, offering numerous beautiful woodland walks, with a primary school and bus stop in the village centre. Ross on Wye, Cinderford and Monmouth are the nearest market towns, all of which offer plenty of shopping and leisure opportunities.

The property is accessed via a bright and welcoming entrance hallway, with cloakroom, storage cupboard and staircase to the first floor. The hallway gives access to a lovely open plan kitchen-dining room, with bay window to front aspect and exposed floorboards to the dining area. The kitchen itself comprises modern units with ample worksurfaces, attractive wall tiling and space and plumbing for appliances.



Guide price  
**£500,000**



### KEY FEATURES

- Spacious detached family home
- Four double bedrooms, one single, two bathrooms
- Living room, kitchen-diner, utility
- Large gardens, parking
- Beautiful woodland views
- Peaceful village location



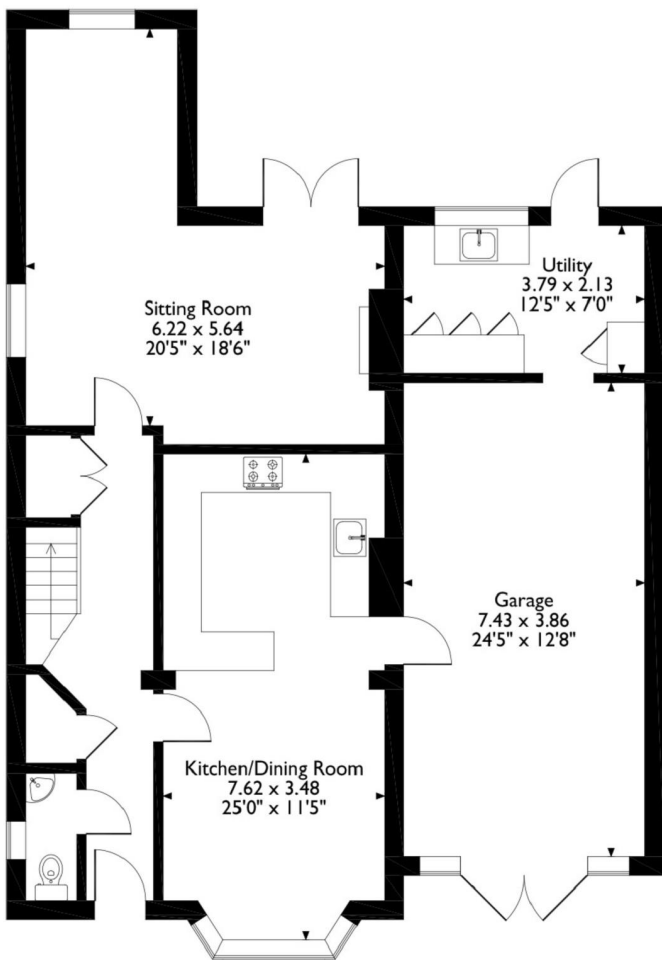
# STEP INSIDE



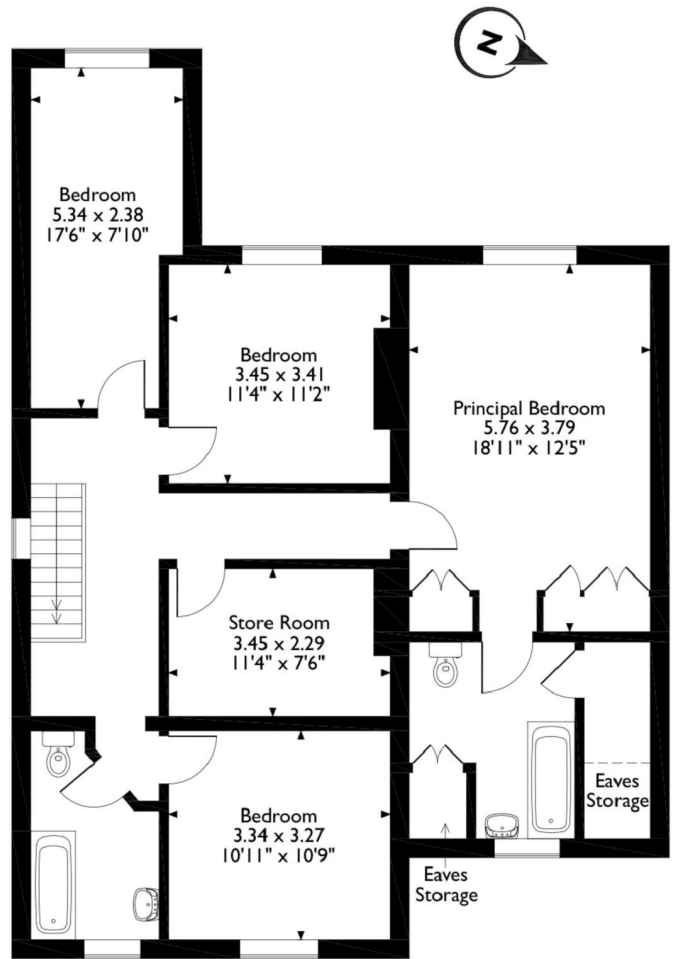
A door leads from the kitchen into the attached garage, which currently serves as a useful storage room, and offers great potential for conversion if desired. The garage is large enough to create an additional large reception room, or a self-contained ground floor bedroom suite, with plumbing in place for a bathroom, subject to planning. From the garage, a utility room can be accessed, with additional storage units and space for appliances, with a door leading outside to the rear decking area.

There is a bright and spacious living room to the rear of the house, which has been separated into two sections. There is a sitting area with decorative woodburning stove and French doors to an enclosed decking area, as well as a separate library with fitted bookshelves, space for seating and a large window with a lovely outlook over the rear gardens and woodland beyond, with a second window to the side aspect.

To the first floor are four bedrooms and a family bathroom, as well as an additional store room/bedroom which could be used as a home office (has access to phones) or could work well as a dressing room, with plenty of space to install fitted wardrobes. The main bedroom is very spacious, and features extensive built-in wardrobes to one side, with a window to rear aspect. There is an en-suite bathroom with bath, wash basin, W.C, walk in storage cupboard and a second additional built-in cupboard. There are three additional double bedrooms, two of which offer fantastic views to the rear. The family bathroom is tastefully finished, and features a bath with overhead shower, wash hand basin, W.C, tiling to the walls, exposed floorboards.



**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 sits within a generous plot of around a fifth of an acre. To the front of the house is a gated driveway with parking for several vehicles and an area of artificial grass enclosed by fencing. A side access gate leads around to the rear garden, which is a great size, and features a large area of lawn, which slopes away gently from the house. The lawn is dotted with shrubs, and features an area with raised beds. To the rear of the house is a raised decking area which offers the perfect place to take in the unbeatable views over the surrounding forest.

## INFORMATION

Postcode: GL17 9XR  
Tenure: Freehold  
Tax Band: D  
Heating: Oil  
Drainage: Private  
EPC: D





## DIRECTIONS

From Ross-on-Wye, head along the A40 towards Gloucester, taking the right turning towards Drybrook/Cinderford. Upon reaching Drybrook, head straight through the village to the T junction, and turn left towards the traffic lights. At the lights, turn right and continue along this road and take the second right hand turning for Ruardean Woodside/Ruardean. Continuing up the hill you will eventually reach Ruardean Woodside. Continue through the village and take the right hand turning opposite the bus stop. The property can be found shortly afterwards on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		66	74

England & Wales EU Directive 2002/91/EC

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