

ELMVIEW



4 ELMVIEW

BARBERS BRIDGE, RUDFORD, TIBBERTON, GL2 8DX

Guide price £395,000

Description

A very handsome Victorian home dating back to 1894. Built in red brick with limestone bricks and sills framing each window, very true to its era. Gates open to a private driveway with parking for three/four cars, lawned garden to the front and side with a wealth of beautiful planting.

The property has been enjoyed by the current owners for over 40 years.

Access from the side into entrance porch leads into the dining room, a lovely space with central fireplace, mantle above having log burner inset. Built in period shelving and storage to each side and window to the rear. Stairs to the first floor with under stairs storage, door to the sitting room and door to rear hallway.

A spacious sitting room to the front with views to the garden, a stunning fireplace and mantle with open fire inset.

Rear hallway off the dining room provides access to the family bathroom, kitchen and door to outside. A fitted kitchen with a lovely built in pantry, range of base and wall mounted cabinets in cream with space for free standing appliances. Window to the side with views to the garden and fields.

Family bathroom all well maintained with shower over the bath and window to the rear.

On approach to the first floor landing, period paneling to the walls, views to the side to open fields, doors to bedrooms one and two with further stair to the attic rooms.

Bedroom one to the front with a wealth of natural light and having wall to wall built in wardrobes and storage space a lovely double room. Bedroom two also a double room with views to the garden and fields and a exposed period fireplace purely as display.

Stairs lead up to attics rooms. All beautifully presented with a wealth of eaves storage, an open plan room with views to the rear. Ideal home office or dressing room. A door leads to bedroom three a lovely double bedroom. This floor is an ideal teenage hide out.

Gardens to side and rear

To the rear of the property a courtyard with a right of access by foot for neighbours not used daily but historical access. A sun terrace opens up to the garden with a fantastic vegetable garden. Lawns with a wealth of planting along with a small brick built outhouse perfect store for logs.

To the side a detached garage/workshop opens to the driveway and lovely lawned area along with a wealth of well stocked borders. Having a lovely backdrop of open fields.

This house has been very well maintained by the owners having undertaken a new porch, driveway, fencing, solar panels, thermal blanket and new roof and cavity wall insulation.

- A stunning period attached cottage with open views
- Side entrance porch opens to dining room, log burner inset
- Fitted kitchen with views to the garden and open fields, downstairs bathroom
- Loft as originally built with fantastic study/dressing room, double bedroom three
- Convenient to Newent, Gloucester and surrounding villages
- Gated private driveway with parking for four cars, stunning gardens to side & rear
- Good sized sitting room with open fireplace
- Two double bedrooms to the first floor light and spacious
- Wonderful gardens to the side & rear backing onto open fields
- Beautifully presented home set back from the road with views to fields





Location & Amenities

Rudford is located about a mile out of the village of Highnam with a village store with a post office. Alney Practice Doctors Surgery with Pharmacy. Highnam C of E Primary Academy, a one-form entry school. Senior school in the nearby Newent & Gloucester.



A short drive from the village of Highnam along the A40 in the direction of Newent. Rudford sits closely to Tibberton having a lovely primary school. A short walk to the lovely Trio scope Garden Nurseries having a lovely selection of plants, gifts and restaurant. The village hall at Tibberton has a wealth of events throughout the year.



4 miles west of Rudford is the market town of Newent on the northern edge of the Forest of Dean. this is served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.



The forest of Dean is a and a short distance from M5 north and south. Within 10 minutes you can be in Gloucester Quays for some retail therapy followed by a choice of eating houses and cinema. Whats not to love about this village.

Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Forest of Dean Council. Council Tax Band D and EPC rating D

Directions

From the A40 having left Over island along the dual carriage way. Take the turning at the lights signposted Newent & Highnam B4125. Passing the community centre and church up to a mini island, go across the mini island and continue through the village of Highnam along the B4125. Passing the sign on the left for the village of Tibberton & Barbers Bridge Nurseries on the left. Continue along this road a short distance you will see a gathering of red bricked cottages on your left hand side with a pull in to the front. 4 Elmview is the last cottage as denoted by our for sale board with driveway to the side.



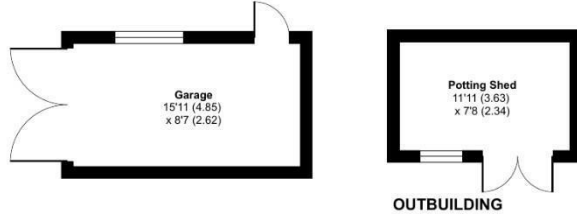
Barbers Bridge, Rudford, Gloucester, GL2

Approximate Area = 1060 sq ft / 98.4 sq m
 Limited Use Area(s) = 235 sq ft / 21.8 sq m
 Outbuilding = 92 sq ft / 8.5 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1526 sq ft / 141.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1169838

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(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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