

JALNA
RUARDEAN



JALNA RUARDEAN GL17

- A spacious three bedroom detached house in Ruardean
- Good size kitchen
- Utility space
- Large lounge with patio doors
- Separate dining room
- Downstairs WC
- Modern family bathroom
- Garage
- Large rear private garden with patio
- Front garden with private driveway for multiple cars
- In sought after village of Ruardean

A beautifully presented family house in the sought after village of Ruardean

In summary, a beautifully presented spacious three bedroom family home with a family bathroom, a good size kitchen with separate dining room, utility room, downstairs WC, large lounge, garage, garden front and back and private parking for multiple cars. The property is situated in the popular village of Ruardean in the heart of the Royal Forest of Dean, a short drive from the River Wye and the picturesque towns of Ross-On-Wye and Monmouth.

The property is in the catchment for Ofsted rated 'Outstanding' secondary school and a selection of popular village primary schools.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Royal Forest of Dean is home to stunning walks and nestled between the River Wye and the Severn.

Vendors' comments "On entering Jalna back in 2005 we were immediately sold by the space and size of rooms. This, alongside the wonderful views and location gave us no doubt that we wanted this to be our family home. Ruardean is a small village where you quickly feel part of the community. We hope that prospective buyers will come in and fall in love with it as we did."

This beautifully presented detached property has a private driveway with ample space for multiple cars and a garage. The property enjoys oil central heating and double glazed windows throughout.

The entrance hall is bright and welcomes you into the property and leads you to the lounge, dining room, kitchen and

stairs. There is plenty of space and a storage cupboard near the staircase. There is wooden parquet flooring.

The family lounge is accessed from the entrance hall. This room is a lovely large room, with a great bay window looking out to the front garden and attracting lots of natural light. There is a wood burner with a surround feature fireplace. This spacious lounge benefits from two large windows to the side and double patio doors allowing direct access to the private rear garden. The floor is carpeted.

The dining room is perfect for entertaining with a hatch direct through to the kitchen. The window looks out to the front of the house, and large enough for a good size table to seat up to 8-10 people.

The kitchen is a spacious room. With plenty of storage and a hatch direct to the dining room. The floor is tiled and the kitchen units given a country cottage style. There is access to the utility room, WC and access to the rear garden.

The utility room can cater for a washing machine and tumble dryer, with a sink, worktop space and storage cupboards.

The W.C is located off the utility room and kitchen, with tiled flooring and a window.

The staircase leads you to the first floor, is brightly decorated with a large window looking out to the rear garden and wonderful views. The floor is carpeted and follows on to the three bedrooms.

The primary bedroom is a fabulous space. With a large

window to the front of the house and a window to the side. This bright room has plenty of space for a wardrobe, dressing table and chest of drawers.

Bedroom 2 is a good size room, with carpeted floor and a window to the front of the house.

Bedroom 3 is a large double bedroom, with a window to the front, lots of space for bedroom furniture, and a carpeted floor.

The family bathroom has a lovely corner bath with a separate shower cubicle and wooden flooring. There is a window attracting lots of natural light.

The private rear gardens has a lovely space laid to lawn and terrific views to the fields and trees beyond. There are matured gardens and patio areas ideal for enjoying a BBQ with friends. A garden shed and access to the lounge and kitchen.

The garage is attached to the house with access from the large private driveway for multiple cars.

The front garden has a large lawned area alongside the driveway with fencing for privacy.

Sq ft size: TBC approx square feet.

Broadband connectivity: Ultra fast.

Mobile coverage: 4G voice & data.

Council Tax: D.

Tenure: Freehold.

LOCATION:

Perfectly situated in the heart of the Forest of Dean

The picturesque village of Ruardean is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



ROSS ON WYE - 6 MILES
COLEFORD - 6.5 MILES
MONMOUTH - 10.5 MILES
LYDNEY - 11 MILES
GLOUCESTER - 18 MILES
CHELTENHAM - 28 MILES
BRISTOL - 37 MILES

All distances are approximate

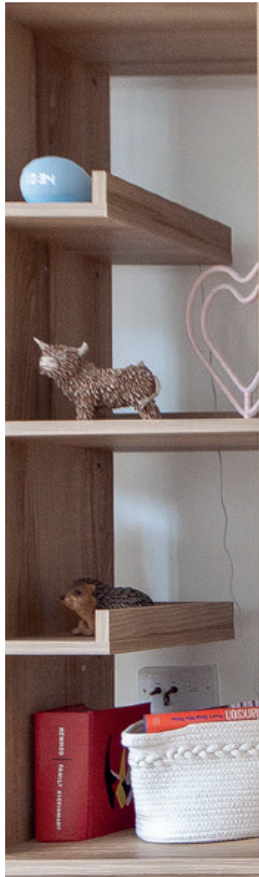


























































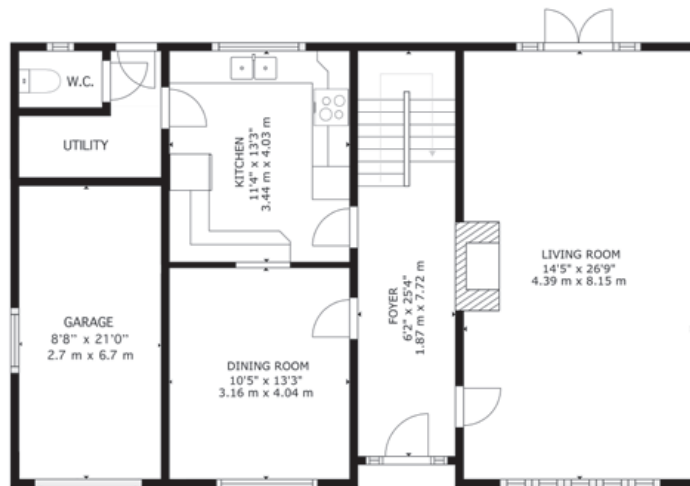




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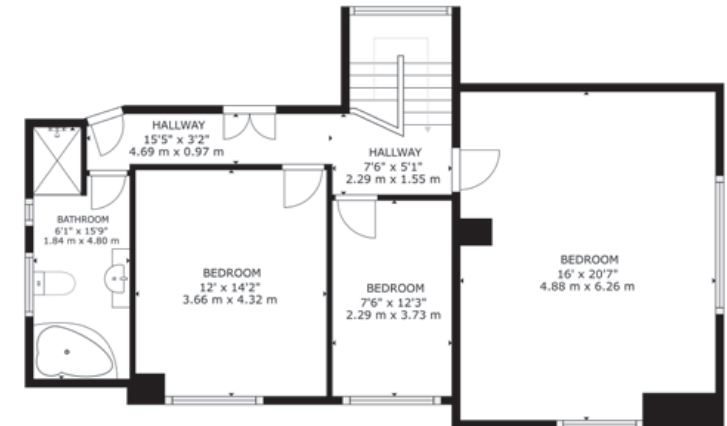
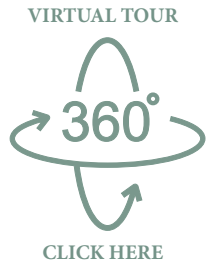


JALNA,
 CROSSWAYS,
 RUARDEAN GL17 9XB
Asking price £425,000



FLOOR 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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