

Haine Villa  
Ruardean Woodside





# Haine Villa Ruardean Woodside GL17

- A spacious detached family home
- Beautifully renovated
- Located in the sought-after village of Ruardean Woodside
- 5 bedrooms
- 2 Bathrooms
- Modern large kitchen
- Separate dining room
- large lounge
- Picturesque forest views
- Private garden (approx 0.3 acre)
- Substantial garage ripe for converting
- Brick built shed
- Gated driveway for multiple cars
- Solar panels

## A beautifully presented detached family home in the picturesque village of Ruardean Woodside

**In summary,** a beautifully presented detached family home with 5 bedrooms, family bathroom, stunning kitchen, dining room, spacious lounge, utility room, downstairs WC & shower room, a substantial garage, a private gated driveway for multiple cars, rear lawned gardens and patio areas, all with stunning views of the forest and set in the peaceful village of Ruardean Woodside.

The property is situated in the sought-after village of Ruardean Woodside in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

The Royal Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

**Vendors' comments** "We've lived very happily here for over 27 years but as our family is getting older it is time for us to move on. It's a lovely village where we have made many friends over the years."

**This beautiful detached family home** has private off road parking for multiple cars and a substantial garage. The property enjoys oil central heating and solar panels.

**The entrance hall** welcomes you into this very special home. There is a private staircase that leads you up to one of the bedrooms. The hall is bright and light with a window looking out to the rear of the property. The ideal place

to kick off those muddy shoes after a forest walk. There is a cupboard for storage and the hallway leads you to the utility room, WC & shower room and spacious kitchen. The wooden flooring gives that country feel.

**The utility room** contains a washing machine, Belfast sink and storage cupboard with work top. A great laundry room. This room is connected to the EC & Shower room.

**The WC & Shower room** is beautifully decorated with a light accent painted wall and tiled walls to create a relaxing space with a large shower cubicle and modern suite.

**The kitchen** is a stunning spacious room. This newly renovated kitchen enjoys lots of natural light from the large window out to the rear and Velux windows. The beautiful kitchen units wrap around this extended room to create a bright modern space with plenty of storage and worktops. There is an integrated dishwasher, wine cooler, integrated double oven set within the units and enough space for any large fridge freezer.

**The dining room** is positioned off the kitchen with direct access through to the lounge. This room has a lovely stone fireplace feature with a wood burner and the large room is big enough for those family get togethers. There is a large window looking to the front and grey slate tiled floors for that country feel.

**The spacious lounge** is large room which guides you to the rear of this home. There are double patio doors to the rear patio, and a stone feature fireplace with a wood burner for a cosy night in front of the fire. This spacious room looks out to

the amazing views at the rear. There is carpeted flooring and high ceilings with a large window and glass panelled patio doors.

**The primary bedroom** is a wonderful room. There are double patio doors with breathtaking views looking out over the forest. The patio doors open with a glass safety panel (being installed). This large room has new carpeted flooring and brightly decorated to create a spacious relaxing room.

**The family bathroom** is located along the landing between the bedrooms. This room has a modern bath and separate shower cubicle with a window attracting lots of natural light with tiled and painted walls.

**Bedroom 2** is a great size double bedroom and looks to the side of the property with two windows. This spacious room has carpeted flooring and high ceilings. The walls are painted in two tones to give a lovely modern edge and with wooden dado rails and skirting boards to add character.

**Bedroom 3** looks out to the front lawn and driveway. This room is a lovely size with a mezzanine level either for storage or a great single bed. The floor is carpeted and is located along the landing towards the two remaining bedrooms.

**Bedroom 4** is a spacious double bedroom with two windows, high ceilings created by the semi-vaulted ceiling. The floor is carpeted and there is an alcove, ideal for a storage area or making a built in wardrobe.

**Bedroom 5** is a cosy and bright room, looking out to the stunning views this room benefits from lots of natural light. This room benefits from a door to it's own private staircase to the entrance hall. The floor is carpeted and there is a large built in wardrobe for storage.

**The private gated driveway** is large enough for multiple cars. There is a large front lawned area and the oil tank is position here for easy access.

**The rear garden** has lots of different areas. There is a large patio area directly off the rear of the house. There are terraced areas and a driveway leading down to the huge detached garage with lawned areas on either side as you approach it.

**The garage** is a substantial size and ripe for renovating. This amazing space is self sufficient with it's own septic tank, electricity and water. This space could made into a separate dwelling - (subject to planning).

**The garden** continues on past the garage and the large brick built shed. There is a large area behind the garage with trees creating a lovely private garden.

**Garden:** Approx. 0.3 acres

**Building:** Originally built in 1800s and recently extended.

**Sq ft size:** 1918 approx square feet.

**Broadband connectivity:** Ultra fast.

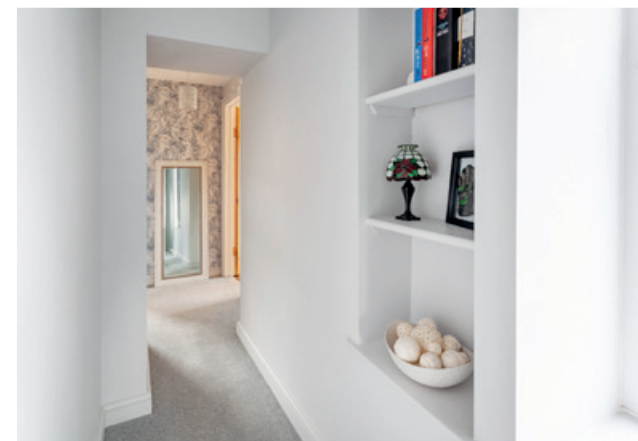
**Mobile coverage:** 4G voice & data.

**Council Tax:** D.

**EPC:** C.

**Tenure:** Freehold.

**Additional:** Solar panels.



## LOCATION:

**Perfectly situated in the heart of the Forest of Dean.**

The picturesque village of Ruardean Woodside 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 MILES  
LYDNEY - 10 MILES  
MONMOUTH - 12 MILES  
GLOUCESTER - 16 MILES  
CHELTENHAM - 23 MILES  
BRISTOL - 37 MILES

All distances are approximate































































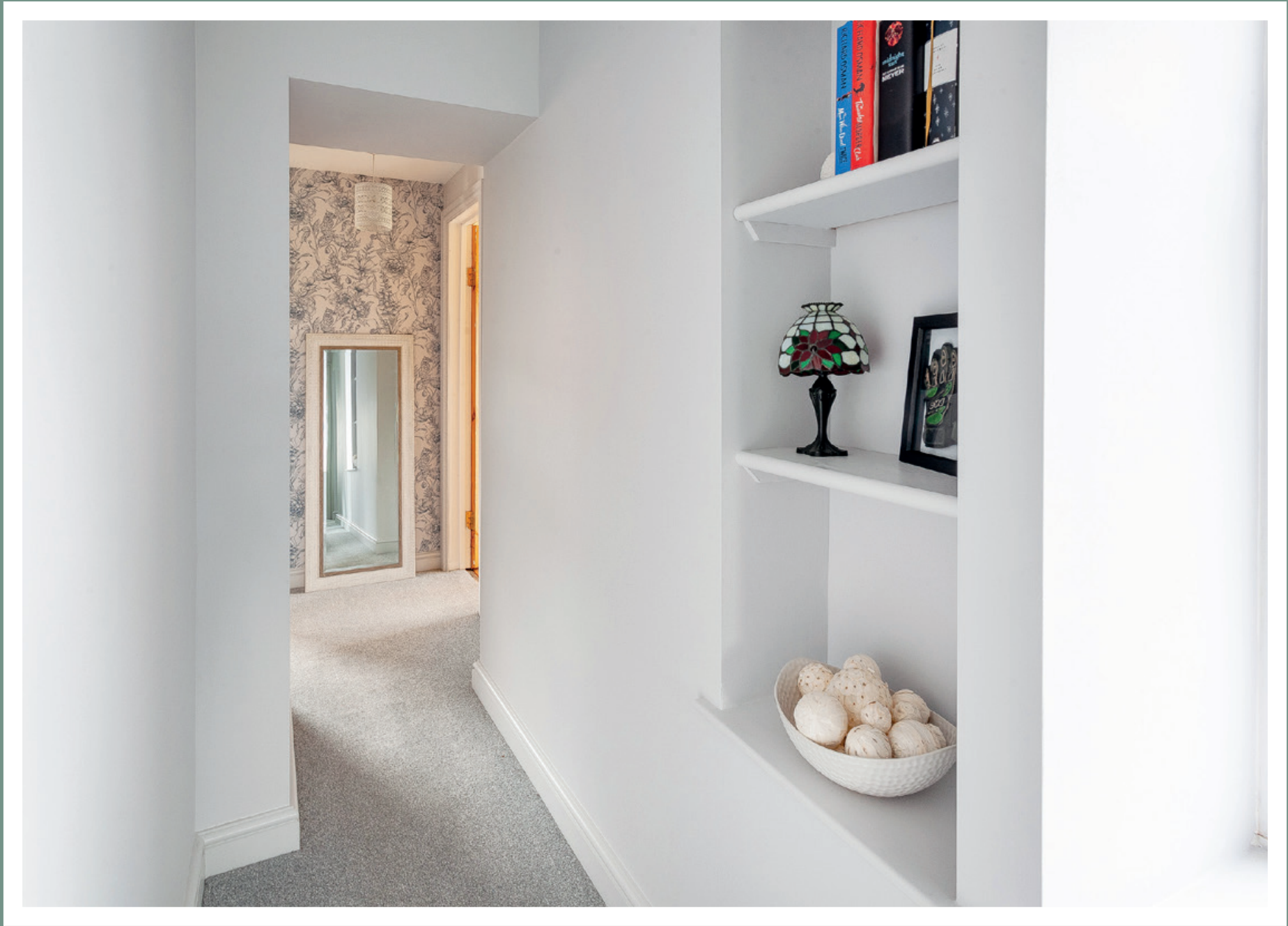




























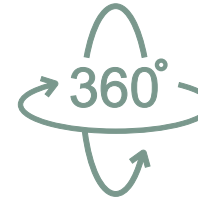








t: 01594 546776  
 m: 07747 456069  
 e: hello@albertandfrederick.com  
 w: albertandfrederick.com  
 s: @albandfrederick



VIRTUAL TOUR  
CLICK HERE



SKY VIEW  
CLICK HERE



1 HAINE VILLA,  
 FOREST ROAD,  
 RUARDEAN WOODSIDE,  
 GL17 9XR

**Asking price £499,950**



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 96.2 m<sup>2</sup> (1,036 sq.ft.) FLOOR 2 81.9 m<sup>2</sup> (882 sq.ft.)  
 TOTAL : 178.2 m<sup>2</sup> (1,918 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

If you require this document in an alternative format, please contact Albert & Frederick on Tel: 01594 546776. **IMPORTANT NOTICE:** Albert & Frederick, their client and any joint agents give notice that: A. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. B. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Albert & Frederick have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details June 2024.

Albert &  
Frederick  
estate agents