

A close-up photograph of a bird's feathers, showing intricate patterns and textures. The feathers are primarily dark brown and black, with some lighter, greyish-brown feathers visible. A white-bordered text box is centered over the image, containing the title "The Goslings" and the subtitle "Ruardean Woodside".

The Goslings  
Ruardean Woodside









# The Goslings Ruardean Woodside GL17

- A spacious detached family home
- Fabulous detached outbuilding with WC & Shower
- Located in the sought-after village of Ruardean Woodside
- 3 bedrooms (1 x en-suite)
- 2 Bathrooms
- Large kitchen & utility space
- Separate dining room
- Spacious lounge
- Snug / Extra bedroom
- Private garden
- Large workshop
- Picturesque forest views
- Off road parking for 4 cars
- Quiet country lane position
- Air source heat pump system

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

**In summary**, a beautifully presented detached family home with 3 bedrooms (1 en-suite), family bathroom, Large kitchen & utility space, separate dining room, spacious lounge, snug / extra bedroom, detached outbuilding with Shower room, private parking for 4 cars, rear lawned private garden and patio areas, large workshop, 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** "The Goslings has been our family home for over 20 years, and it has been a delight living here for so long. The house is on an extremely quiet country lane only used by the residents of the lane. It is perfectly located within walking distance of the forest and lots of lovely local walks straight from the house. The area is quiet and peaceful with fantastic neighbours who are friendly and always there if you need a helping hand."

**This beautiful detached family home** has private off road parking for 4 cars and a detached outbuilding with a shower room. The property uses an air source heat pump.

**The dining room** is a large spacious room. Plenty of space for those family get togethers around a large table. There is a fireplace feature (not in use), and wooden flooring that flows into the **lounge**. The ceilings are high and there is a large bay window that looks out to driveway. The main front door is located from this room and there is direct access to the **kitchen and lounge**.

**The lounge** oozes character, with a lovely fireplace and wood burner. This very spacious room benefits from two large bay windows, wooden flooring and ceiling spot lights. It's a wonderful space for relaxing. This room is accessed from the **dining room**.

**The kitchen & utility space** is positioned off the **dining room**. This fabulous room has modern kitchen units and wooden worktops. There is an LPG double oven. The room has gloss grey tiles on the floor which reflect the ceiling spot lights. There is a laundry space for a washing machine and tumble dryer with a wooden worktop above. Plenty of space for a large double fridge freezer and features a lovely wooden staircase leading to the first floor. The room has two windows and a door with direct access to the rear garden. There is also access to the **snug** room next door.

**The snug / extra bedroom** is off the kitchen at the bottom of the wooden staircase. This room has wooden flooring and stone walls. There is also a lovely wood burner and a window looking out to the rear garden. The boiler is housed here in the large wooden storage cupboards. This room is currently used as an office but can be used as a snug or an extra bedroom.

**The family bathroom** is located at the top of the stairs. This lovely room has wooden flooring, a large airing cupboard, grey tiled walls, a bathtub with an integrated shower cleverly positioned to create a tiled surround. There is a large window attracting lots of natural light. The toilet and basin is positioned within a wall unit for storage, and the high ceilings have spot lights.

**Bedroom 3** positioned opposite the **bathroom**. This room is a good size with a window to enjoy the lovely rear garden and views. The semi-vaulted ceilings, wooden flooring and dark wooden door help create a lovely feel to this room.

**Bedroom 2** looks out to the front with stunning countryside views from the window. This large room is large enough for a double bed, has high ceilings and wooden flooring. This room is located along the landing and next to the **primary bedroom**.

**The primary bedroom** is a wonderful double bedroom. There are two large windows to enjoy the wonderful views. It has wooden flooring and ceiling spotlights. The room benefits from an **en-suite** shower room and there is plenty of room to accommodate any bedroom furniture.

**The en-suite** serves the primary bedroom. It has a large shower cubicle with integrated shower. A toilet and basin with storage and a heated towel radiator on the wall. There is mosaic patterned flooring.

**The private driveway** up to 4 cars. It is positioned off the lane in front of the house and benefits from a Zozi electric car charging point.



**The rear garden** is a fabulous private space. Has a large flat lawned area and a terrace. There is a very useful **large workshop** to the rear with it's own access to the side lane. This beautiful garden is surrounded by trees and greenery and has tiered areas with stone walls. Positioned in the garden is a terrific large purpose **built outbuilding**.

**The outbuilding** is a wonderful space. This purpose built space is fully insulated and used as an office. It features a great shower room with a cubicle and integrated shower. There is a door leading onto the private lawn, a large window, ceiling spot lights and wood effect flooring to help create a bright space.

**Building:** Originally built in 1800s.

**Sq ft size:** 1511 approx square feet (not including outbuilding).

**Broadband connectivity:** Superfast.

**Council Tax:** D.

**EPC:** E.

**Tenure:** Freehold.

**Additional:** Air source heat pump installed.  
Purpose built outbuilding built 2021.  
Zozi electric car charger point installed.





## 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

























































... TO THE HIP  
HIP HOP-A YOP  
DON'T STOP THE  
ROCK IT TO THE  
BANG-BANG BOOGIE,  
SAY UP JUMP THE  
BOOGIE TO THE  
RHYTHM OF THE  
BOOGIE, THE BEAT















































































































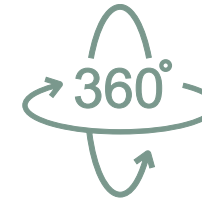


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THE GOSLINGS,  
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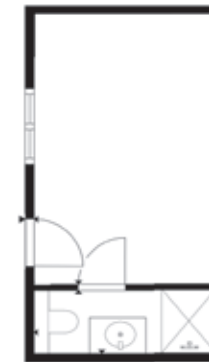
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PURPOSE BUILT  
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