



Box Tree Cottage Ruardean GL17

- A spacious 5 bedroom house in Ruardean
- New modern kitchen with island
 Two reception rooms
 - Separate dining room
 Downstairs
 - Private garden patio and terraced areas
 - In sought after village of Ruardean
 - Potential for off-road parking (subject to planning)

A wonderful spacious 5 bedroom house in the sought after village of Ruardean

In summary, a wonderful spacious 5 bedroom house in Ruardean. This house has two large reception rooms, a newly fitted modern kitchen with island, separate dining room, utility room, WC, large bathroom, private garden, terrace and patio area and potential for off-road parking.

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 "Box Tree cottage seems a strange name for a house with 5 bedrooms and 2 reception rooms, but it somehow keeps a cottage's cosiness within its more spacious ground plan. Once the village sawmill and adjoining house, we have very much enjoyed its adaptability and its position at the heart of the village. Suitable for a growing family and for home working, with a

garden small enough not to overwhelm but big enough to enjoy, you will have scope for change, for creative development, or just to enjoy it as it is. We have loved our time here and are sure the new owners will love it too. Ruardean village is well placed at an equal distance from Cinderford, Coleford and Ross on Wye, handy for Hereford, Gloucester and Cheltenham, with the A40/M50 in easy reach to get you further afield. There is a primary school, an active village hall, a medical centre. Great neighbours and ready to step into a new phase in its life."

The **entrance hall** welcomes you in this wonderful cottage via a **front porch**. There are rooms left and right and the staircase leading you up to the bedrooms and bathroom. The flooring has terracotta tiles and there is storage space under the stairs.

The **modern kitchen** is off the entrance hall. This newly fitted modern kitchen has plenty of storage and has a lovely island feature in the middle of the room, with wooden flooring. There are two large windows looking out to the front and rear to create a bright space.

The **dining room** is located to the right of the entrance hall. This spacious room is large enough for a good size table and chairs, perfect for those family gatherings. The terracotta tiles flow from the hallway.

The **main lounge** is a vary spacious room with views

towards the local church and to the patio space at the front of the house. This room is large enough for any furniture and has carpeted flooring and high ceilings.

The **utility room** is positioned opposite the kitchen. This useful space has plumbing for a washing machine, room for a tumble dryer and for all your laundry needs. There are storage units, worktop space and a sink. There are lino floor tiles. There is a useful downstairs **W.C.** with a storage cupboard and the combi-boiler is housed here.

The **reception, study, office** is lovely space, accessed from the dining room. This room has two large windows looking out to the garden and to private terrace, a feature fireplace with stone surround and carpeted floor.

The **landing** positioned at the top of the stairs leads you to the five spacious bedrooms and large bathroom. There is an airing cupboard and the floor is carpeted.

The **primary bedroom** is located at the end of the landing. This large double bedroom has wonderful views of the local church and also looks out over the patio and garden. This spacious room has fitted wardrobes spanning along one wall and the floor is carpeted.

The **bathroom** has a lovely modern suite, with an over the bath integrated shower with screen and tiled flooring.

The **second bedroom** is between the primary bedroom and bathroom. This room has carpeted flooring and a window, with a built-in cupboard.

Bedroom 3 is a large double bedroom at the top of the stairs. This room has a large window looking over the patio and carpeted floor.

Bedroom 4 is good-sized bedroom with carpeted floor and a window looking over the garden.

Bedroom 5 is positioned at one end of the cottage. This room is a spacious double bedroom with plenty of space for a large wardrobe and chest of drawers. The window looks out over the garden and the floor is carpeted.

The **private patio** is located at the front of the house as you enter the property through a gate. This space is tiled and large enough for a table and chairs to relax. You can access the front porch and the private garden.

The **private garden** is a good size and the high walls give you privacy. The space is laid to lawn and there is a large workshop at the end. To the side of the house sits a lovely decked terraced area, ideal for entertaining with guests with a BBO.

Broadband connectivity: Ultra fast.

Mobile coverage: 4G voice & data.

Council Tax: $\,\subset\,$

Tenure: Freehold.

Additional:

LPG heating

Potential for off-road parking (subject to planning).

New fitted kitchen. Originally built 1800's







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
BDISTOL 37 MILES

All distances are approximate



























































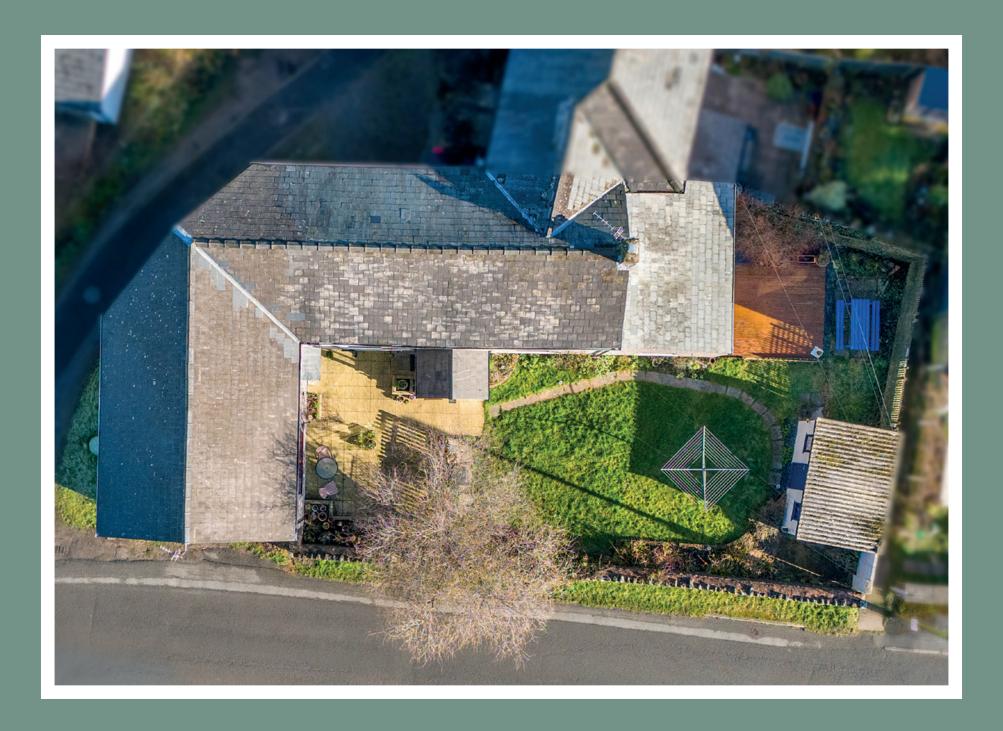














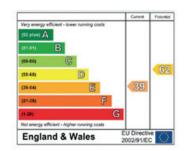
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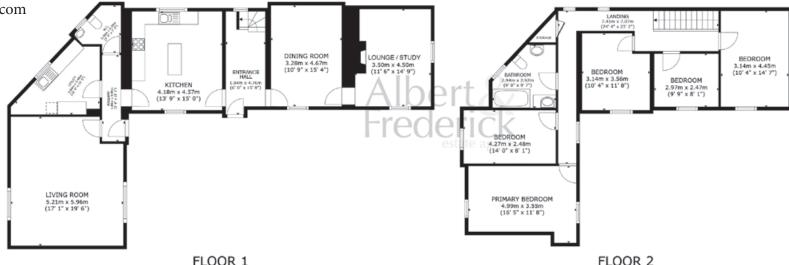
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1 BOX TREE COTTAGE, TURNERS TUMP. **RUARDEAN GL17 9XG**

Asking price £395,000

GROSS INTERNAL AREA FLOOR 1 112.8 m2 (1,214 sq.ft.) FLOOR 2 86.1 m2 (927 sq.ft.) TOTAL: 198.9 m2 (2,140 sq.ft.) SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

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