



FREEHOLD

£395,000



**ULLENWOOD, HIGH STREET, THE PLUDDS, RUARDEAN,
GLOUCESTERSHIRE, GL17 9TU**

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- RANGE OF OUTBUILDINGS
- WALKS & CYCLING LITERALLY ON YOUR DOORSTEP
- TWO KITCHENS
- BATHROOM
- LARGE PLOT OF APPROXIMATELY 1/3 ACRE
- LOVELY OUTLOOK INTO THE WOODS

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ULLENWOOD, HIGH STREET, THE PLUDDS, RUARDEAN, GLOUCESTERSHIRE, GL17 9TU

SITUATED IN THE BEAUTIFUL HAMLET OF THE PLUDDS, KJT ARE DELIGHTED TO OFFER THIS FOUR BEDROOM LINK-DETACHED HOUSE IN NEED OF RENOVATING TO MAKE A STUNNING FAMILY HOME. FORMERLY TWO FOREST COTTAGES WHICH IS NOW ONE, THE PROPERTY LOOKS INTO THE WOODS WITH THE GARDEN PREDOMINANTLY TO THE REAR. THE NEAREST TOWN IN CINDERFORD FOR A RANGE OF AMENITIES AND THERE IS A DAILY BUS.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

UPVC stable style door to -

Kitchen: 17' 2" x 10' 8" (5.23m x 3.25m), Range of wall and base units, sink unit, cooker, tiled floor, tiled splash-backs, radiator, Worcester boiler, door to garden.

Lounge: 14' 2" x 10' 10" (4.31m x 3.30m), Window with pleasant outlook, wood burning stove, radiator.

Sitting Room: 14' 10" x 12' 4" (4.52m x 3.76m), French door and window facing woods, feature fireplace, radiator. Door to -



Kitchen: 10' 10" x 10' 0" (3.30m x 3.05m), Windows to two aspects and door to outside, wall and base units, radiator.

From Lounge, stairs to -

First Floor Landing: Window overlooking garden.

Bedroom One: 16' 0" x 8' 10" (4.87m x 2.69m), Window facing towards the woods, radiator.

Bedroom Two: 10' 8" x 9' 9" (3.25m x 2.97m),
Windows to two aspects, radiator.

Bedroom Three: 10' 3" x 9' 9" (3.12m x 2.97m),
Radiator, window, again with pleasant
outlook

Bedroom Four: 11' 0" x 8' 0" (3.35m x 2.44m),
Window, radiator.

Family Bathroom: Suite comprising low level
W.C., pedestal wash basin, bath with shower
over, radiator, window.

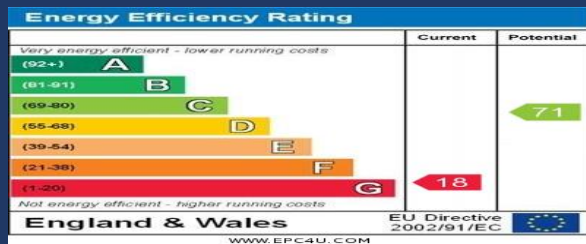
Outside: To the front of the property is a
seating area taking advantage of the
peaceful setting and looking into the woods.
The garden lies predominantly to the rear and
is approximately 1/3 acre of lawn. There is a
garage and various outbuildings with trees and
wall and fenced boundaries. Viewing a must
to see all the potential on offer in this beautiful
setting.

Services: Mains water, and electricity are
connected to the property. The heating
system and services where applicable have
not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982