



FREEHOLD

**Offers in the Region Of
£375,000**



3 PETTYCROFT, RUARDEAN, GLOUCESTERSHIRE, GL17 9XH

- **THREE BEDROOMS**
- **LIVING ROOM**
- **DOWNSTAIRS SHOWER ROOM**
- **OIL CENTRAL HEATING**
- **PARKING FOR SEVERAL VEHICLES**
- **KITCHEN**
- **UTILITY ROOM**
- **FAMILY BATHROOM**
- **GARDENS PLUS PADDOCK OF CIRCA ONE ACRE**
- **OUTSTANDING VIEWS**

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3 PETTYCROFT, RUARDEAN, GLOUCESTERSHIRE, GL17 9XH

A RARE OPPORTUNITY TO ACQUIRE A THREE BEDROOM EXTENDED SEMI-DETACHED HOME WITH A LARGE ADJOINED Paddock (EQUATING TO CIRCA ONE ACRE) WITH THE MOST INCREDIBLE ELEVATED VIEWS OVERLOOKING THE VILLAGE OF RUARDEAN, WYE VALLEY AND WELSH BLACK MOUNTAINS BEYOND. THIS RARE COMBINATION WAS CREATED WHEN THE CURRENT VENDORS MANAGED TO ACQUIRE THE SEPARATE Paddock SEVERAL YEARS AGO, RESULTING IN SIGNIFICANTLY INCREASING THE OUTDOOR SPACE FOR THEIR GROWING FAMILY. THE HOUSE ITSELF HAS BEEN THOUGHTFULLY RECONFIGURED TO CREATE A FLEXIBLE ACCOMMODATION TO INCLUDE; UTILITY ROOM, SHOWER ROOM, KITCHEN, LIVING ROOM WITH DINER/GARDEN ROOM, THREE DOUBLE BEDROOMS AND A BATHROOM - ALL PRESENTED IN IMMACULATE CONDITION.

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.

Entrance Hall: Accessed via the side of the property - allowing access to the Kitchen, Living Room and stairs to first floor.

Kitchen: 11' 7" x 8' 6" (3.53m x 2.59m), Fitted at wall and base level providing ample worktop space, sink with drainer, freestanding electric oven with extractor over, under-counter lighting, breakfast bar, space for under-unit fridge, window to front, tiled floor.

Utility Room: Useful space with door to front, boiler, units fitted at eye level, worktop with space underneath for washing machine and dryer and space for American style fridge/freezer.

Shower Room: Comprising shower, W.C., wash hand basin, heated towel rail, vanity cupboard, tiled wall and floors.



Living Room: 16' 7" x 12' 3" (5.05m x 3.73m), 'L' shaped with lounge area and dining area. Featuring multi-fuel stove, windows to side and rear with patio doors, laminated floor covering.

First Floor: Note: staircase has useful 'halfway' landing which offers good storage for coats etc.

Master Bedroom: 14' 5" x 9' 5" (4.39m x 2.87m), Double bedroom with dual windows to rear views and built-in wardrobe.

Bedroom Two: 11' 7" x 9' 1" (3.53m x 2.77m), Double bedroom, window to rear.



Bedroom Three: 11' 7" x 7' 6" (3.53m x 2.28m),

Double bedroom, window to rear.

Bathroom: Comprising bath, wash hand basin with vanity cabinet, W.C., window to side, tiled walls and floors.

Outside: Driveway to the front allowing parking, allowing parking for several vehicles. The rear garden is accessed via the side of the property and from the Living Room. A well presented space mostly laid to lawn with patio area and pathway, mature borders with shrubs. The paddock features a summer house, former stables, large shed and vegetable patch.

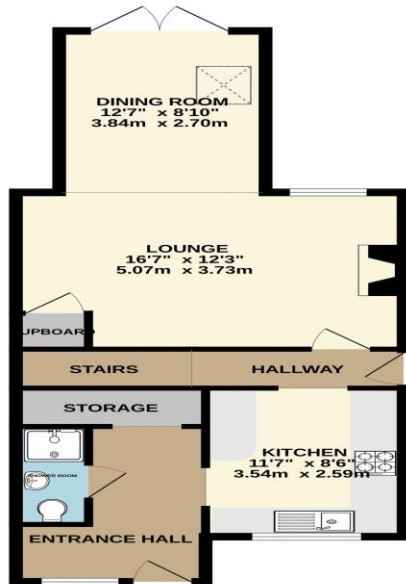
Services: Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



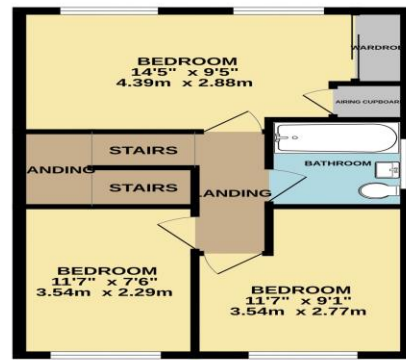
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

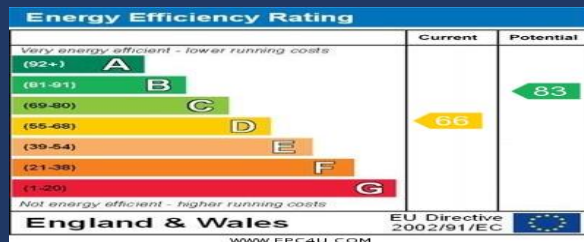


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982