



FREEHOLD

£399,999



**CHARNLEY, FARM ROAD, RUARDEAN WOODSIDE, RUARDEAN,
GLOUCESTERSHIRE, GL17 9XL**

- THREE BEDROOMS
- CENTRAL HEATING
- POPULAR VILLAGE LOCATION
- THREE RECEPTION ROOMS
- COTTAGE STYLE GARDENS
- MASSIVE POTENTIAL

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CHARNLEY, FARM ROAD, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XL

AN ATTRACTIVE THREE BEDROOMED FOREST COTTAGE IN A POPULAR RURAL LOCATION REQUIRING SOME UPDATING AND MODERNISATION BUT WITH LARGE GARDEN, GARAGE AND OFF ROAD PARKING.

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by and offers a range of amenities to include post office/general store, 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.

Front door to -

Hall:

Lounge: 13' 0" x 11' 6" max. (3.96m x 3.50m),
Window to front, stone fireplace, radiator.

Dining Room: 13' 6" x 8' 4" (4.11m x 2.54m),
Window to side, radiator.



Kitchen: 11' 3" x 8' 5" (3.43m x 2.56m),
Window to rear, door to side, wall and base level units, fitted oven and hob, tiled splash-backs.

Breakfast Room: 11' 7" x 10' 2" including stairs (3.53m x 3.10m), Tiled fireplace, under-stairs storage, radiator, window to front.

Landing: Airing cupboard with electric boiler and tank.

Shower Room: 11' 9" x 6' 4" (3.58m x 1.93m), Shower cubicle, sink unit, radiator, window, tiling.



Bedroom One: 14' 7" x 9' 2" (4.44m x 2.79m),
Radiator, window to side.

Bedroom Two: 13' 3" x 11' 6" (4.04m x 3.50m),
Window to front, radiator.

Bedroom Three: 11' 8" x 7' 2" (3.55m x 2.18m),
Window to front, radiator.

Outside: Attractive cottage gardens to front and side elevations, with lawned areas, herbaceous borders and patio area. There is a garage and stone outhouse.

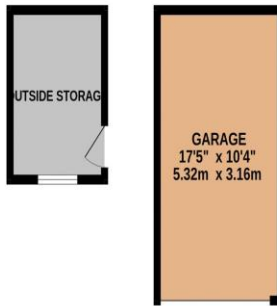
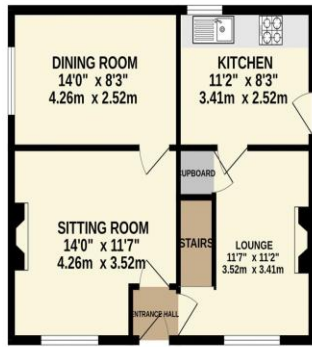
Services: Mains water and electricity are connected to the property. The heating system and services where applicable have not been tested.



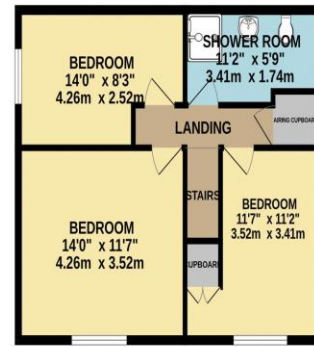
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
751 sq.ft. (69.6 sq.m.) approx.

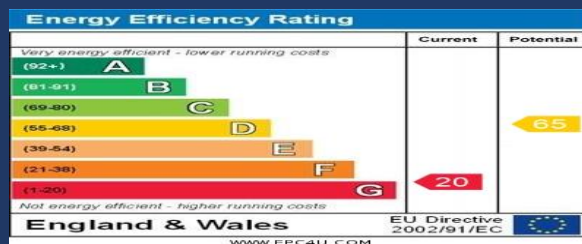


1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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