



FREEHOLD

£325,000



**LILAC COTTAGE, FARM ROAD, RUARDEAN WOODSIDE,
RUARDEAN, GLOUCESTERSHIRE, GL17 9XL**

- TWO DOUBLE BEDROOMS
- OIL CENTRAL HEATING
- UTILITY ROOM/OFFICE
- TWO RECEPTION ROOMS
- LARGE KITCHEN
- VIEWPOINT

www.kjtresidential.co.uk

LILAC COTTAGE, FARM ROAD, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XL

A DELIGHTFUL SEMI-DETACHED TWO BEDROOM COTTAGE WITH LARGE PRIVATE GARDENS AND LOVELY PASTORAL VIEWS WITH A BACK DROP OF THE WELSH MOUNTAINS.

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 with primary school. 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: , Radiator, quarry tiled floor.

Downstairs W.C.: Two piece suite, radiator, quarry tiled floor.

Lounge: 12' 2" x 11' 10" (3.7m x 3.6m), Brick fireplace with wood-burner, window to side, radiator.

Dining Room: 11' 10" x 10' 10" (3.6m x 3.3m), Stone fireplace, exposed wood flooring, window to front, exposed stone wall, beams.



Kitchen: 10' 2" x 10' 2" (3.1m x 3.1m), Fitted at wall and base level, tiled splash-backs, window to rear, door to rear, plumbing for automatic washing machine, double oven, hob with hood over, sink unit, door to rear.

Utility room/Office: 12' 2" x 6' 3" (3.7m x 1.9m), Oil boiler providing central heating and domestic hot water, quarry tiled floor, window to rear.

First Floor Landing: Window to front, access to loft.

Bedroom One: 13' 9" x 11' 1" (4.2m x 3.37m),
Window to front, radiator, built-in wardrobe,
picture rail, exposed floor boards.

Bedroom Two: 11' 6" x 9' 1" (3.5m x 2.78m),
Windows to front and side with exclusive views,
radiator.

Shower Room: Shower cubicle with electric
shower, W.C., wash hand basin, partially tiled
walls, window, radiator.

Outside: Driveway leading to the rear of the
property and single garage. To the front of the
property there are good size gardens with
herbaceous borders, pathways then lead you
past a wildlife pond to a former orchard,
mature shrubs and trees, archways and arbor
give the garden area a magical feel. To the
side, there is a view point which gives a
fantastic view over the valley below with the
Black Mountains and Hay Bluff in the distance,
a lovely spot to relax and watch the sun go
down.

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



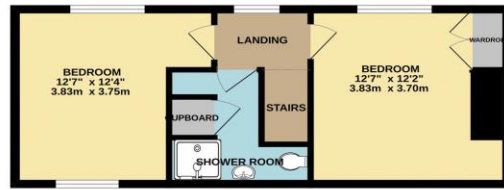
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

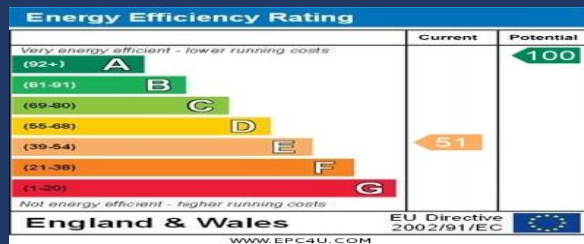


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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.
Made with Metropix ©2024



PASSIONATE
ABOUT
Property
SINCE 1982