



FREEHOLD

£259,995



HILLSIDE , RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AP

- DETACHED FOREST STONE COTTAGE, BELIEVED TO DATE BACK TO THE EARLY 1800'S
- SITTING ROOM
- SHOWER ROOM
- GARDENS WITH PANORAMIC VIEWS
- NO ONWARD CHAIN
- KITCHEN
- DINING ROOM
- TWO BEDROOMS
- PARKING AND LARGE WOOD STORE (POTENTIAL FOR DOUBLE GARAGE)

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KJT RESIDENTIAL ARE EXCITED TO PRESENT THIS TRADITIONAL FOREST STONE COTTAGE, BELIEVED TO DATE BACK TO THE EARLY 1800'S. THE COTTAGE IS TUCKED AWAY IN A QUIET LOCATION AND FROM THE GARDEN THERE ARE BREATHTAKING VIEWS OVER THE ROOFTOPS TOWARDS HARROW HILL AND OPEN COUNTRYSIDE. ALTHOUGH IN NEED OF MODERNISATION, THIS MUCH LOVED FAMILY HOME IS LOOKING FORWARD TO NEW OWNERS TO TAKE IT FORWARD TO ITS NEXT CHAPTER.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

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.

Double glazed door leads to -

Kitchen: 10' 7" x 8' 2" (3.22m x 2.5m), Window overlooks the garden, oak fronted wall and base units provide storage, there is a breakfast bar, plumbing for automatic washing machine, cooker point and an open fire.

Lounge: 13' 0" x 10' 11" (3.97m x 3.33m), Windows to two aspects, open fire with Forest stone surround, continuing into T.V. display.

Dining Room: 10' 11" x 8' 8" (3.33m x 2.65m), Window to front, there is another open fire in here with Forest stone surround, storage heater.



From the Kitchen, there are steps down to -

Shower Room: Shower cubicle, low level W.C., sink unit, window.

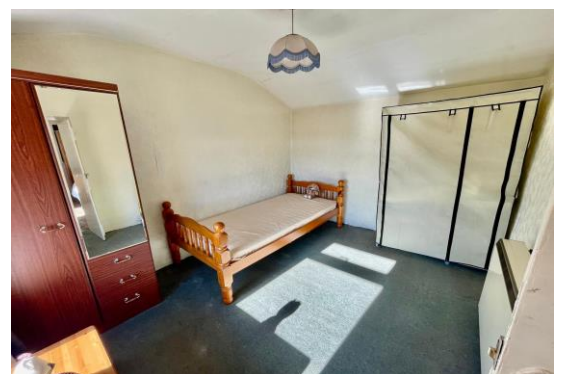
From the Lounge, stairs to first floor.

Bedroom One: 11' 1" x 11' 0" (3.39m x 3.36m), Windows to two aspects with lovely outlook.

Bedroom Two: 11' 1" x 8' 11" (3.39m x 2.71m),
Window again with lovely outlook.

Outside: The property is approached via a lane and is tucked away in a lovely location. There is a car port with large adjoining wood shed (this could easily be converted into a double garage). A gate leads up to the cottage where the gardens lay predominantly to the front, there are two sheds and a vegetable patch, the garden has Forest stone and hedged boundaries and the views are absolutely beautiful towards open fields and the hamlet of Harrow Hill

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



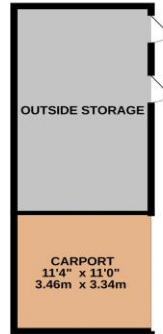
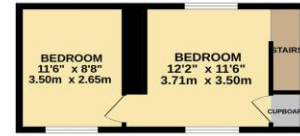
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition 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
766 sq.ft. (71.2 sq.m.) approx.

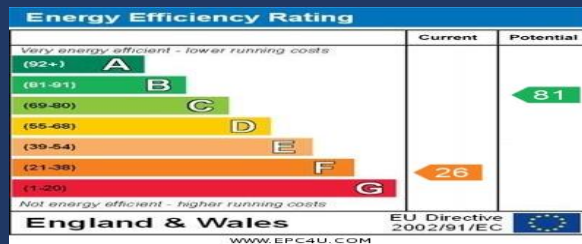


1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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