



FREEHOLD

£325,000



**BLenheim , RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE,
GL17 9AR**

- THREE BEDROOM DETACHED BUNGALOW
- FITTED KITCHEN
- FAMILY BATHROOM
- AMPLE PARKING AND GARDENS
- NO ONWARD CHAIN
- LOUNGE
- CONSERVATORY
- LARGE GARAGE AND STORE AREAS
- OIL FIRED CENTRAL HEATING

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KJT ARE HAPPY TO SHOWCASE THIS THREE BEDROOM DETACHED BUNGALOW IN THE POPULAR HAMLET OF RUARDEAN HILL. THERE IS A FOOTBALL/CRICKET CLUB A SHORT WALK AWAY AND ENDLESS WOODLAND WALKS ON THE DOORSTEP. THE BUNGALOW HAS A GREAT SIZED GARAGE/BASEMENT AREA AND WITH SOME IMAGINATION COULD BE TRANSFORMED INTO DOWNSTAIRS LIVING SPACE/DUAL FAMILY ANNEXE.

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.

Entrance Porch: Glazed door leading to -

Hallway: Wood effect floor, built-in cupboard, two radiators, access to loft.

Lounge: 14' 10" x 12' 1" (4.51m x 3.68m), Window to front, patio doors to garden, radiator, brick fireplace housing wood burner style electric fire with matching T.V. plinth.

Kitchen: 11' 8" x 10' 1" (3.55m x 3.08m), Oak fronted wall and base units provide ample store space, one of the wall units is glass fronted for display, fitted cooker with induction style hob with extractor, one and a half bowl sink unit, plumbing for washing machine, dish washer, tiled splash-backs, oil fired boiler supplying central heating and domestic hot water, radiator, windows to two aspects, door to -



Conservatory: 12' 1" x 8' 10" (3.68m x 2.69m), Radiator, gorgeous views, door to outside.

Bedroom One: 11' 11" x 8' 11" (3.64m x 2.73m), Window to front, radiator.

Bedroom Two (currently used as a Dining Room): 9' 4" x 9' 0" (2.84m x 2.75m), Radiator, window to rear, again with lovely views.

Bedroom Three: 11' 7" x 6' 10" (3.54m x 2.09m), Window to side, radiator.



Family Bathroom: Three piece suite comprising panelled bath with shower over, low level W.C., wash hand basin, tiled walls, tiled floor, radiator, window.

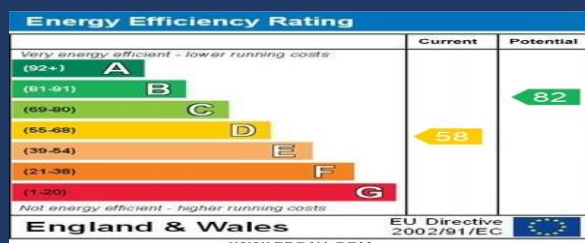
Outside: There are gardens to the front and side of the property which are well stocked with shrubs and seasonal planting, various seating areas and a patio. Step down to a parking area. Under the property is a garage (40' 7" x 10' 11") with up and over door, power and lighting. There is a W.C. with sink and two walk-in store areas, there is a separate walk-in store room and a car port. On this level is another seating area and a gateway on to Forestry land.

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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