



FREEHOLD

£450,000



2 DEVONIA COTTAGES, RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AP

- **FOUR BEDROOM CHARACTER COTTAGE WHICH HAS BEEN MODERNISED TO CREATE A BEAUTIFUL FAMILY HOME**
- **FITTED KITCHEN & BREAKFAST ROOM**
- **UTILITY ROOM WITH DOWNSTAIRS CLOAKROOM**
- **UNDER-FLOOR HEATING TO GROUND FLOOR, OIL CENTRAL HEATING TO FIRST FLOOR**
- **LOUNGE**
- **EN-SUITE & DRESSING AREA OFF BEDROOM ONE**
- **INNER HALL WITH SEATING AREA**
- **SOLAR PANELS**
- **AMPLE OFF ROAD PARKING**

www.kjtresidential.co.uk

2 DEVONIA COTTAGES, RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AP

KJT RESIDENTIAL ARE EXCITED TO SHOWCASE THIS STUNNING FOUR BEDROOM COTTAGE DATING BACK TO THE END OF THE 1800'S. WHILST MAINTAINING MUCH OF ITS PERIOD CHARM, THE CURRENT OWNERS HAVE REFURBISHED THE PROPERTY TO A HIGH STANDARD. THE COTTAGE IS SET IN GARDENS OF APPROXIMATELY 1/3 ACRE IN TOTAL AND OFFERS SOMETHING FOR EVERYONE WITH A GREAT SIZED PATIO AREA FOR OUTDOOR ENTERTAINING OR JUST ENJOYING THE SPECTACULAR VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS DRYBROOK. THERE IS A SWIMMING POOL WITH DECKING TO SWIM AND RELAX AND ALSO AN ORCHARD.

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.

Barn style door opens into -

Kitchen/Breakfast Room: 21' 3" x 13' 9" (6.47m x 4.19m), Stylishly fitted base units with bespoke 'Neptune' worktops providing ample worktop and storage space. There is a Belfast sink with mixer tap and co-ordinating display wall units, feature exposed stone wall with original bread oven and inset Esse range electric oven, central island, integrated fridge/freezer and wine rack. To the other end of the Kitchen is a seating area with fitted corner bench and table, two windows to front, tiled floor, spotlighting.



Sitting Room: 19' 8" x 12' 7" (5.99m x 3.83m), French doors onto terrace, two windows to side, original stone fireplace housing a wood burner with oak mantle, solid oak floor, side lights, radiator.



Inner Lobby: A lovely little reading area! Window to rear, under-stairs storage cupboard, limestone floor. Door to -

Utility Room: Again having limestone floor, solid oak worktops with matching upstands, plumbing for washing machine and space for tumble dryer.

Cloakroom: Feature panelling to walls, low level W.C., corner wash hand basin with vanity unit under, limestone floor.

From inner hall, stairs to -

First Floor Landing:

Bedroom One: 13' 9" x 13' 8" (4.19m x 4.16m),
Window to front with stunning views, radiator, door to walk-in wardrobe/dressing room, hanging space, drawers, cabinets, latched door to -

En-Suite: Comprising: large shower cubicle with rain shower, low level W.C., sink with vanity unit under, tiled walls, radiator, window.

Bedroom Two: 12' 7" x 9' 2" (3.83m x 2.79m),
Window to front - again with views, window to side, radiator.

Bedroom Three: 12' 7" x 8' 1" (3.83m x 2.46m),
Window to rear, large built-in wardrobe, engineered wood floor, radiator.

Bedroom Four: 9' 11" x 7' 7" (3.02m x 2.31m),
Window to front,, again with views, radiator (perfect office/nursery).

Family Bathroom: Suite comprising double shower cubicle, low level W.C., rolled top and claw bath with Victorian style attachments, sink bowl with unit under, porcelain floor tiles.

Outside: The property is approached from the rear over a shared drive. There is parking for up to four vehicles, a bin store and shed. Gates lead to the side and front of the property. The garden is a huge attraction to this cottage. Surrounding the cottage is a huge patio area taking advantage of the views as far as the eye can see. There is a store shed and an outdoor kitchen area which is covered. Steps which are bordered with shrubs and seasonal planting lead to an oak and cedar chalet/studio with power and light. There is a decked area with an inset swimming pool. The lower garden is gently sloping with an orchard area. The garden provides a peaceful haven for anyone making this lovely cottage their home.

Services: Electricity, mains water 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.

01594 823033

GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.

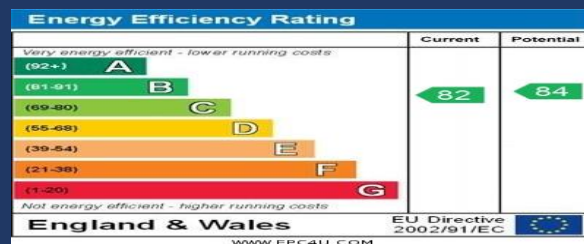


1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 2037 sq.ft. (189.2 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 ©2025



PASSIONATE
ABOUT
Property
SINCE 1982