



FREEHOLD

£359,999



ROSE VILLA, THE HOLLOW, RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AP

- THREE BEDROOMS (MASTER HAVING AN ADJOINING DRESSING ROOM & EN-SUITE)
- LOVELY LIGHT, AIRY LOUNGE WITH WOOD BURNING STOVE
- GORGEOUS, GENEROUS SIZED GARDEN
- OIL FIRED CENTRAL HEATING
- ENTRANCE PORCH
- FITTED MODERN KITCHEN
- SEPARATE DINING ROOM
- UTILITY ROOM & DOWNSTAIRS W.C.
- IDYLIC LOCATION WITH VIEWS
- DOUBLE GLAZED THROUGHOUT

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS STUNNING THREE BEDROOM COTTAGE TUCKED AWAY DOWN A QUIET FORESTRY TRACK IN THE HAMLET OF RUARDEAN HILL. THE PROPERTY WHICH IS BELIEVED TO DATE BACK TO 1880, HAS BEEN SYMPATHETICALLY REFURBISHED TO AN EXTREMELY HIGH STANDARD AND ALTHOUGH NOW PROVIDES A BEAUTIFULLY MODERN, COMFORTABLE FAMILY HOME, IT STILL RETAINS MUCH CHARACTER AND CHARM.

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.

Composite front door to -

Entrance Porch: Window to front, hardwood floor, great hanging space, radiator. Door to -

Living Room: 20' 4" x 10' 7" (6.19m x 3.22m), A lovely, bright and airy family room! Windows to front aspects with pleasant outlook, solid oak floor, Aga wood burning stove with brick surround and wood mantle over, exposed beams, radiator, feature arch looking through to dining room, door to -

Kitchen: 6' 6" x 6' 8" (1.98m x 2.02m), Beautifully fitted wall and base Shaker style units providing ample worktop and storage space, the oak worktop giving a cottage feel, and Belfast sink. Integral twin oven with induction hob and extractor over, fitted eye level microwave, integrated dish washer and wine cooler, tiled splash-backs. There are two full length fitted cupboards with space for fridge/freezer, radiator, two windows and limestone tiled floor. Door to -



Dining Room: 11' 1" x 17' 7" (3.37m x 5.35m), Church style windows to front and French doors to outside, limestone tiled floor, radiator, bespoke oak staircase with under-stairs cupboard. Door to -

Utility: Window to rear, base units with granite style worktops, sink unit, full length unit, oil fired boiler, limestone tiled floor.

Door to -

Cloakroom: W.C., sink unit, window, radiator.



Landing: Window to side with pleasant outlook, hardwood floor.

Bedroom One: 14' 4" x 10' 7" (4.36m x 3.22m),
Window to front with views, radiator, door to -

Dressing Room: 5' 9" x 5' 10" (1.74m x 1.79m),
Window to front, again with views, radiator, loft access. En-suite: Comprising low level W.C., shower cubicle, sink with vanity unit under, radiator, wood effect floor, extractor, skylight.

Bedroom Two: 10' 4" x 10' 0" (3.15m x 3.04m),
Windows to two aspects, radiator, access to loft.

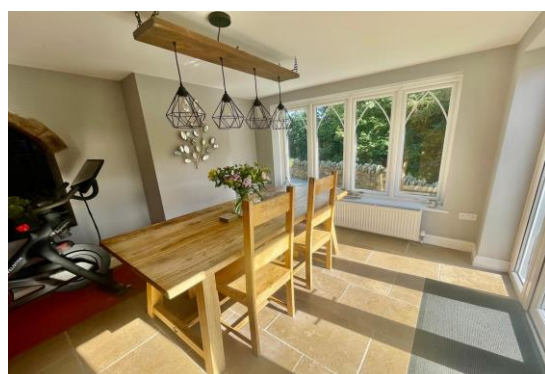
Bedroom Three: 5' 10" x 10' 4" (1.78m x 3.14m),
Panelled wall, radiator, window.

Family Bathroom: 14' 4" x 6' 11" (4.36m x 2.1m),
Great sized room with roll top bath and separate shower cubicle, low level W.C., sink unit, heated towel rail, radiator, skylight, airing cupboard with shelving, wood floor.

Outside: The cottage is approached via a forestry track. To the front is a courtyard area with seasonal planting and stone wall boundary. A gate leads to another courtyard/patio area where there is a large under cover storage. Sleeper steps lead up to a further seating area then follow up to a large lawn with brick shed. The views from here are stunning across countryside, towards Drybrook.

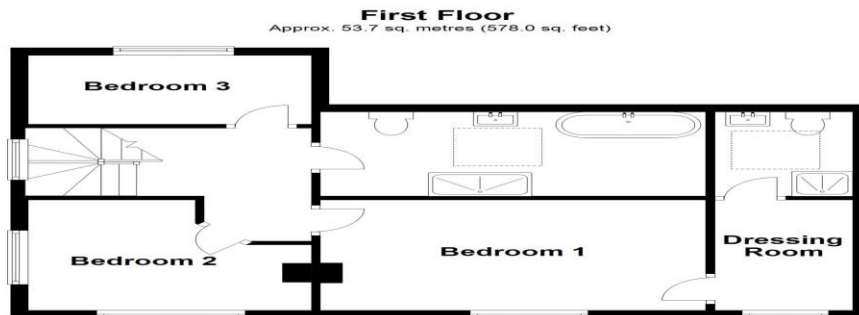
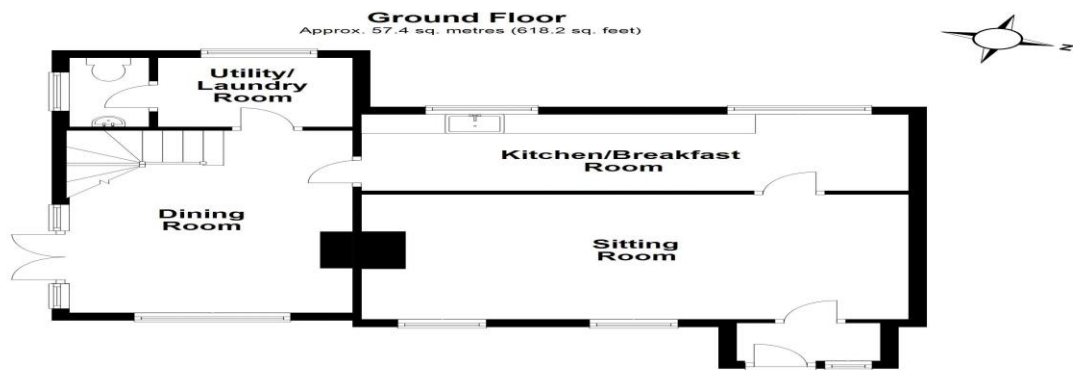
Services: Electricity, mains water & drainage are connected to the property. The heating system and services where applicable have not been tested.

What Three Words: teaspoons.skate.publish.

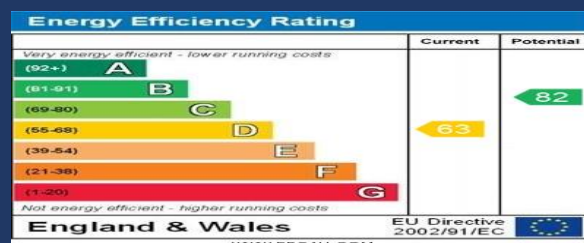


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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Total area: approx. 111.1 sq. metres (1196.2 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982