



**FREEHOLD**

**Offers Over £450,000**



**ROMAN WAY, CROSSWAYS, RUARDEAN, GLOUCESTERSHIRE,  
GL17 9XB**

- THREE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- UTILITY ROOM
- GARAGE WITH POWER & LIGHT
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING
- PRIVATE GARDENS TO FRONT AND REAR

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# ROMAN WAY, CROSSWAYS, RUARDEAN, GLOUCESTERSHIRE, GL17 9XB

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A SUBSTANTIAL THREE DOUBLE BEDROOMED DETACHED BUNGALOW. EVERYTHING ABOUT THIS PROPERTY IS WELL PROPORTIONED WITH NO COMPROMISES ON THE LAYOUT OR DESIGN.**

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include farm shop, public house, primary school, doctors surgery and village hall with licensed bar. 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.

Glazed entrance door to -

**Entrance Porch:** Tiled floor, glazed door to -

**Hall:** Radiator, walk-in cupboard.

**Lounge:** 18' 0" x 15' 8" (5.48m x 4.77m), Bay window to front with views, fireplace, solid fuel stove, radiators, archway to -



**Dining Room:** 14' 0" x 10' 0" (4.26m x 3.05m), Radiator, window to rear.

**Kitchen:** 14' 0" x 14' 0" (4.26m x 4.26m), Fitted at wall and base level providing worktop and storage space, radiator, double bowl sink, extractor hood, window to rear, Karndean flooring, door to -

**Conservatory:** 13' 0" x 5' 8" (3.96m x 1.73m), Half glazed construction, tiled floor, double doors to outside.

**Bedroom One:** 14' 0" x 12' 0" (4.26m x 3.65m), Window to rear, radiator.



**En-Suite:** Shower cubicle, W.C., wash hand basin, towel rail radiator, window to rear, tiled floor.

**Bedroom Two: 14' 0" x 12' 0" (4.26m x 3.65m),**  
Window to front with views, radiator.

**Bedroom Three: 10' 0" x 10' 0" (3.05m x 3.05m),**  
Window to front with views, radiator.

**Bathroom:** Bath, W.C., wash hand basin, shower cubicle, towel rail radiator, tiling to walls, window to rear.

**Utility Room:** Door to rear, plumbing for washing machine, Worcester Green Star oil fired boiler, tiled floor, door to -

**Garage: 11' 7" x 9' 4" (3.53m x 2.84m),** Power & light, electric roller door.

**Outside:** The front garden has a driveway and parking with lawned area, integral garage and detached garage. To the rear is a covered patio area, large lawned area, summerhouse, greenhouse, garden shed, further workshop/store.

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

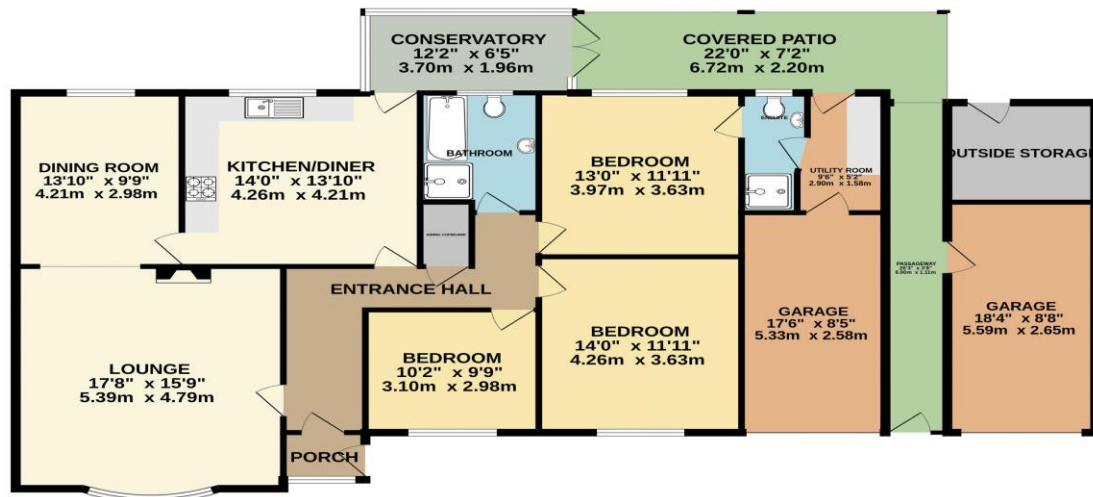


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

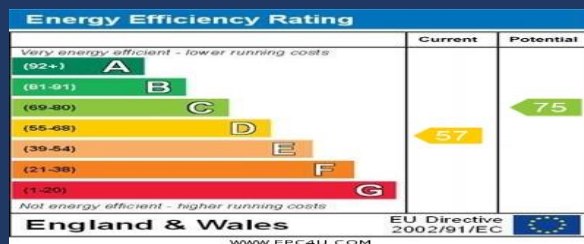
**01594 823033**



GROUND FLOOR  
1775 sq.ft. (164.9 sq.m.) approx.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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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**SINCE 1982**