



FREEHOLD

£330,000



**18 VARNISTER ROAD, RUARDEAN, GLOUCESTERSHIRE, GL17
9XD**

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE
- KITCHEN/BREAKFAST AREA
- SITTING ROOM
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- GREAT SIZED GARDEN WITH WORKSHOP
- THREE BEDROOMS - ONE EN-SUITE
- COSY LOUNGE WITH LOG BURNER
- UTILITY ROOM & GROUND FLOOR FAMILY BATHROOM
- USEFUL OUTHOUSE ATTACHED TO THE PROPERTY
- OUTSTANDING VIEWS

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18 VARNISTER ROAD, RUARDEAN, GLOUCESTERSHIRE, GL17 9XD

THIS DELIGHTFUL 1960'S BUILT SEMI-DETACHED HOUSE COMBINES A PRACTICAL LAYOUT WITH A WARM, COTTAGE LIKE CHARM AND WELCOMING FEEL. THE INTERIOR OFFERS A WELL PROPORTIONED LAYOUT, FLEXIBLE LIVING SPACE AND PLENTY OF CHARACTER TOUCHES, MAKING IT AN IDEAL CHOICE FOR COUPLES OR SMALL FAMILIES.

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. There is a primary school, village shop and the village is 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.

Half glazed front door to -

Entrance Hall: Picture window to front, window to side, radiator, spot lights.

Family Bathroom: Suite comprising panelled bath with shower over, sink inset in a vanity unit, W.C., again set in a vanity, radiator, windows with obscure glass, tiled floor.

Kitchen: 11' 0" x 6' 8" (3.35m x 2.03m), A charming cottage-style kitchen featuring an attractive mix of free-standing units, creating a warm and homely feel. The layout offers flexibility and character, with space for a range of appliances and room to personalise to taste. There is a fitted sink unit with slate drainer, window to front and radiator. Traditional touches and the open, informal arrangement give the kitchen a relaxed country ambience, perfectly complementing the cottage style of the home. The kitchen flows nicely into a seating area (9' 8" x 7' 7" (2.94m x 2.31m) for family meals and entertaining, column radiator, opening into -



Sitting Room: 12' 11" x 9' 8" (3.93m x 2.94m), A focal point of this room is the wood-burning stove with wood mantle over for display, side lights, T.V. aerial, this in turn opens into -

Lounge: 11' 8" x 10' 1" (3.55m x 3.07m), French doors to outside with glass side panelling, column radiator.

Off the kitchen -

Utility Room: 10' 1" x 5' 1" (3.07m x 1.55m), Plumbing for washing machine, space for tumble dryer and enough space for American style fridge/freezer, side lights and shelving, window to side (there is a door from this room, if needed into the lounge).



From hallway, stairs to -

First floor Landing:

Bedroom One: 10' 7" x 9' 10" (3.22m x 2.99m), A wow factor of this room is the French doors opening to a Juliet balcony with outstanding views over the fields towards the Welsh Mountains, radiator, walk-in wardrobe with hanging space and shelving, alcove for storage, spotlights.

En-suite: Three piece suite comprising low level W.C., shower cubicle, sink unit, sky light, tiled splash backs, wooden flooring, radiator.

Bedroom Two: 15' 9" x 9' 8" (4.80m x 2.94m) Picture window to front with pleasant outlook, radiator, a bank of fitted wardrobes and fitted dressing table, spotlights.

Bedroom Three: 14' 2" x 6' 8" (4.31m x 2.03m), Window to side, radiator, under eaves storage, over-stairs cupboard, (ample room for two single beds), access to loft which has been completely boarded for use.

Outside: To the front is a driveway providing off road parking. There are shrub borders, bin store and outdoor oil-fired tank providing central heating and domestic hot water. To the side, a stable door gives access to a covered garden room which is a fantastic addition to the house as a door from it, leads into the kitchen. There is power, lighting and log store. A door leads to the rear garden which the owners have really made their own with something to see for everyone. It has been thoughtfully arranged and includes a covered outdoor kitchen and barbeque area which you can enjoy even on rainy days. There is also a covered hot tub, large deck, partially covered with a gazebo which has lighting to enable you to sit out at night. A decked pathway leads down the garden with defined areas linked and highlighted by slate chippings and includes raised beds, shrubs, and areas of seasonal planting, there is also a small greenhouse. To the bottom of the garden is a large timber built workshop (20' 0" x 9' 10" (6.09m x 2.99m)) which has power and lighting. The whole garden has fenced boundaries.

Services: Electricity, mains water and drainage are connected to the property. The heating system and



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
1000 sq.ft. (99.1 sq.m.) approx.



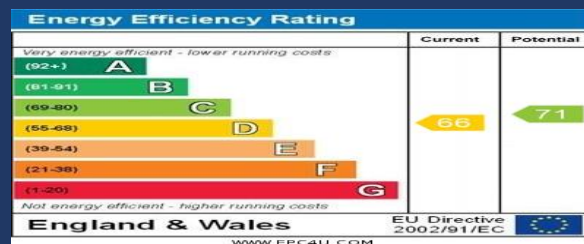
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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 operation or efficiency can be given.

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ABOUT
Property
SINCE 1982