

# Pound House, Rudford, Gloucester, Gloucestershire

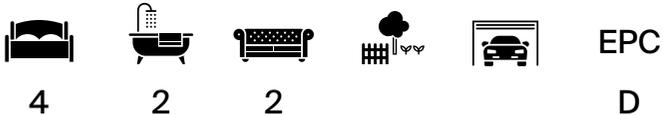
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# A charming detached period home surrounded by delightful gardens all within regional town centres.

## Location

Surrounded by glorious rolling countryside and productive farmland, Rudford is a village situated just east of the market town of Newent and within a short commute of Gloucester. The popular Spa town of Cheltenham is also a 25 minute drive away. The location is set within the beautiful Gloucestershire countryside within easy reach of major communication routes, an area characterised by traditional farms and wooded hills. The village provides a distinctly rural lifestyle benefiting from easy access to local towns and principal transport routes, and good communication links with the motorway network. Located in the nearby valley is the award winning Three Choirs Vineyard complete with its highly regarded restaurant. The neighbouring villages of Tibberton and Highnam and the market town of Newent have very convenient primary, junior and comprehensive schooling. Public schooling and grammars in the area are also excellent. In Gloucester there is Denmark Road Girls Grammar School, Tommy Richs Grammar and The Kings School. Cheltenham, Malvern and Monmouth are all within 30-35 minutes drive and offer an even broader range of highly regarded schools for day children and boarders. Highnam, Newent and nearby Dymock have golf courses and the highly regarded South Herefordshire Gold Club is also within 15-20 minutes' drive. Highnam 1.2 miles, Newent 5 miles, Gloucester 4 miles, M5 (J11 N&S) 9 miles, Cheltenham 12 miles, Ledbury 13 miles, Bristol 39 miles, Birmingham 56 miles, London 118 miles (Distances approximate).





## Pound House

Set back from the lane on the brow of the hill, in around half an acre of private cottage gardens, Pound House is an immaculate and well maintained family home. Arranged over two floors and extending to approximately 2,170 square feet, the accommodation is naturally very light with good proportions and plenty of character that includes original stripped wooden beams, feature fireplaces in a number of rooms and a large inglenook with a wood burner in the sitting room. The property briefly comprises an open plan sitting/dining room, a snug, kitchen/breakfast room, utility room and ground floor shower room.

On the first floor, there are four double bedrooms and a family bathroom.







## Garden and Grounds

Beautiful cottage gardens surround the house with secluded seating and dining areas from where to take in the garden and views of the surrounding farmland. There is gated parking for several cars and a double garage with space for workbenches and additional storage.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water and electric. Roof mounted photovoltaic panels. Air source heat pump heating. Electric vehicle charging point. Private waste.

**Local Authority:** Forest of Dean District Council.

**Council Tax:** Band F

**EPC rating:** D

**Postcode:** GL2 8DT

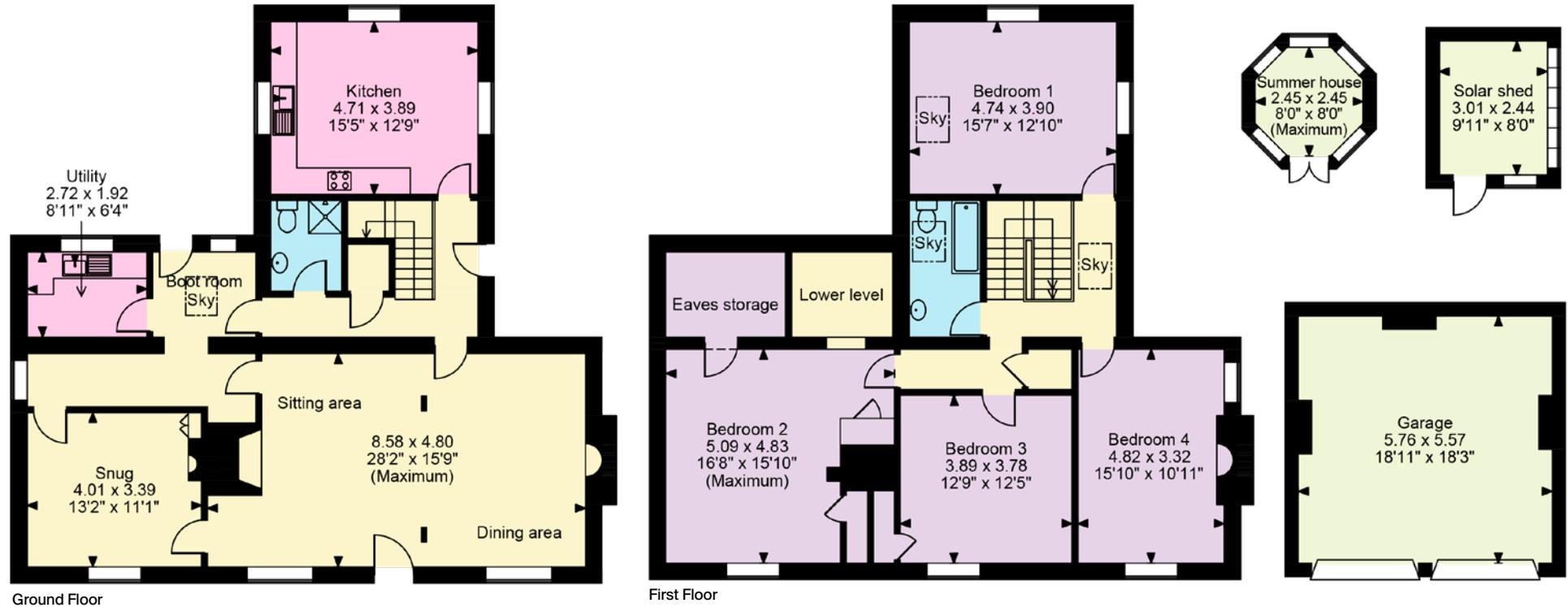
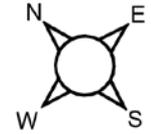


**Approximate Gross Internal Floor Area**

**Main House: 202 sq.m / 2,170 sq.ft**

**Garage: 32 sq.m 345 sq.ft**

**Solar shed & Summer house: 12 sq.m / 132 sq.ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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