



4 Elm View  
Rudford GL2 8DX



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£375,000**

DATING BACK TO 1894 is this BEAUTIFULLY PRESENTED THREE / FOUR BEDROOM EXTENDED END TERRACED CHARACTERFUL PROPERTY finished to a HIGH STANDARD, the ACCOMMODATION OVER THREE FLOORS with MANY ORIGINAL CHARACTER FEATURES, GENEROUS GARDENS AND GROUNDS with GARAGING AND WORKSHOP, situated in a SEMI-RURAL VILLAGE LOCATION backing onto OPEN FIELDS AND COUNTRYSIDE with LOVELY VIEWS TOWARDS MAY HILL.

The property is situated in Rudford which is close to Tibberton. Tibberton itself offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.







Enter the property via UPVC double glazed door into:

### ENTRANCE PORCH

6'7 x 3'1 (2.01m x 0.94m)

Shoe and coat storage area, front and side aspect windows. Through side aspect wooden door into:

### DINING / FAMILY ROOM

16'2 x 10'9 (4.93m x 3.28m)

Large open fireplace housing inset cast iron log burner with brick surround, tiled hearth, original cupboards and shelving to either side of the fireplace, double radiator, under stairs storage cupboard, turning staircase leading off, thumb latch door to rear lobby, rear aspect window, side aspect frosted window.

### LIVING ROOM

16'2 x 12'0 (4.93m x 3.66m)

Beautiful ornate cast iron and tiled fireplace with tiled hearth and decorative wooden surround, double radiator, Hive heating controls, front aspect window.

FROM THE DINING / FAMILY ROOM, DOOR AND STEP DOWN LEADS TO:

### REAR LOBBY

5'7 x 4'6 (1.70m x 1.37m)

Space for freezer, Open Reach point, tiled floor, single radiator, consumer unit, half glazed UPVC door, door to:

### KITCHEN

11'0 x 7'5 (3.35m x 2.26m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, kick heater, space for electric cooker, plumbing for washing machine, space for freestanding fridge / freezer, one and a half bowl single drainer sink unit with mixer tap, front and side aspect windows offering lovely views over neighbouring countryside. Door to pantry. Door to:

### BATHROOM

11'2 x 5'1 max (3.40m x 1.55m max)

Panelled bath with mixer tap, Mira Sports shower over, vanity wash hand basin with mixer tap and cupboard below, WC, fully tiled floor and walls, electric room heater, double radiator, extractor fan, shaver point, mirror with light, rear aspect frosted window.

FROM THE DINING / FAMILY ROOM, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Stairs leading to the second floor, side aspect window offering lovely views over the surrounding countryside.

### MASTER BEDROOM

15'3 x 12'0 (4.65m x 3.66m)

'His' and 'Hers' built-in double wardrobes with further storage over, double radiator, front aspect window.

### BEDROOM 2

13'3 x 11'0 (4.04m x 3.35m)

Ornate cast iron fireplace, double radiator, additional over stairs storage recess housing the airing cupboard with radiator, slatted shelving and storage space, rear aspect window offering beautiful unspoilt views over countryside and towards May Hill.

FROM THE FIRST FLOOR LANDING, STAIRCASE LEADS TO THE SECOND FLOOR.

### BEDROOM 4 / STUDY

11'5 x 11'1 (3.48m x 3.38m)

Original wood panelling, double doors to eaves storage space, wood laminate floor, double radiator, rear aspect window offering beautiful unspoilt views over the surrounding countryside towards May Hill. Door to:

### BEDROOM 3

14'0 max x 11'9 (4.27m max x 3.58m)

Double radiator, front aspect window with lovely elevated views over countryside.

### OUTSIDE

To the front of the property, brick walling and fencing enclose the front gardens with wrought iron gated access to driveway and turning area suitable for parking three to four vehicles. The beautifully landscaped gardens are laid to lawn with mature tended beds planted with flowers, trees, shrubs and bushes. There is a flagstone patio area to the side of the property. To the rear, there is a further flagstone seating patio area, Worcester oil-fired boiler supplying the hot water and central heating, outside tap and lighting, oil tank.

### WOODEN BUILT GARAGE

16' x 10' (4.88m x 3.05m)

Accessed via double opening doors to the front aspect, pedestrian side door and side window.

A pathway leads through the middle of the garden, with lawns and tended beds to the left and a cottage garden to the right which is planted with an array of fruit and vegetables, composting area, greenhouse, wooden built workshop, brick outhouse used for wood storage. The rear gardens measure approximately 90' in length.

### SERVICES

Mains water and electricity, septic tank, gas-fired central heating.

Solar Panels are owned by the property and bring in an annual income of £400-£500.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm  
Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

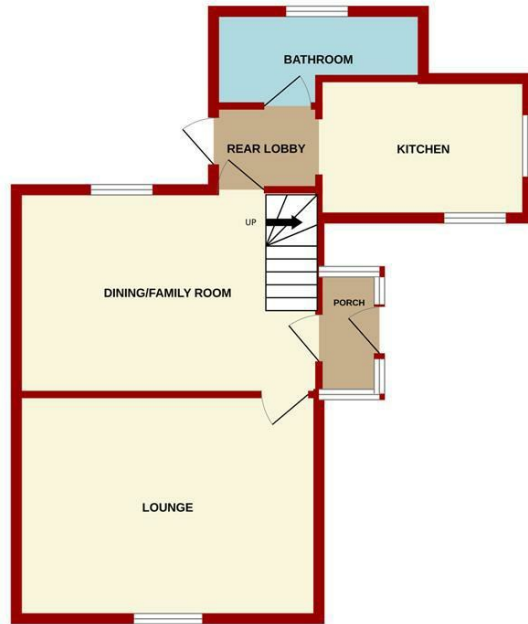
From Newent, proceed along the B4215 towards Gloucester passing Trioscape Nurseries on the left. Upon reaching Rudford, the property can be found on the right hand side as marked by our 'For Sale' board.

### PROPERTY SURVEYS

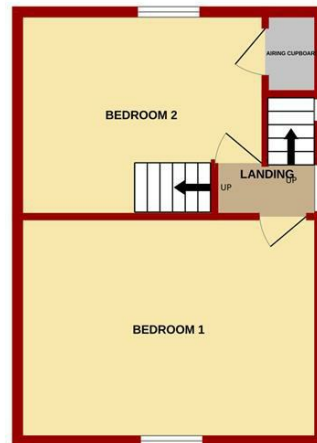
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



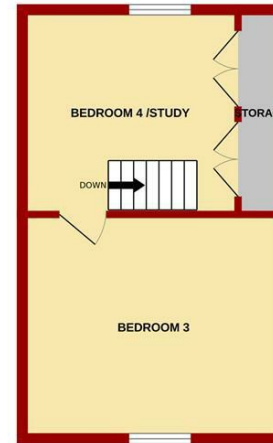
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



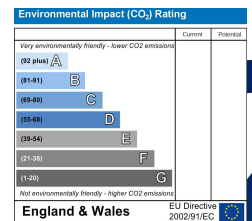
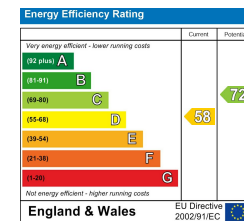
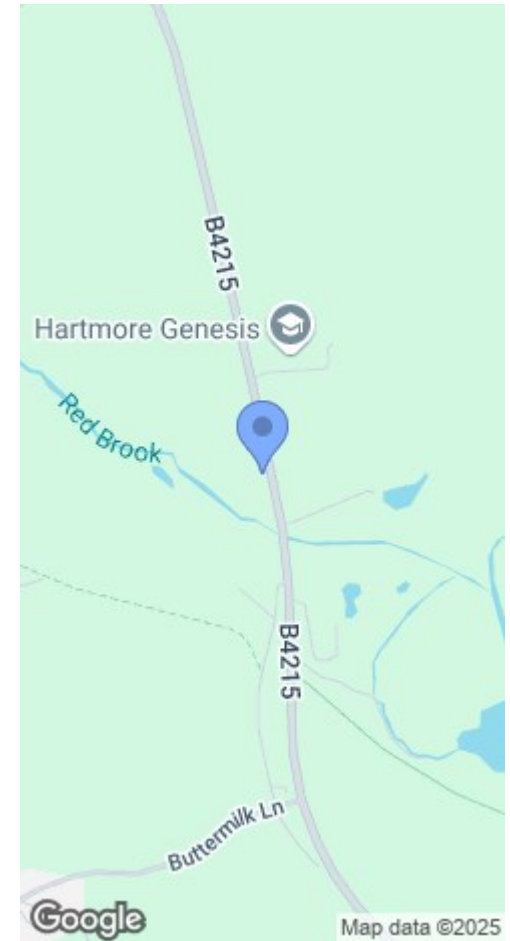
1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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