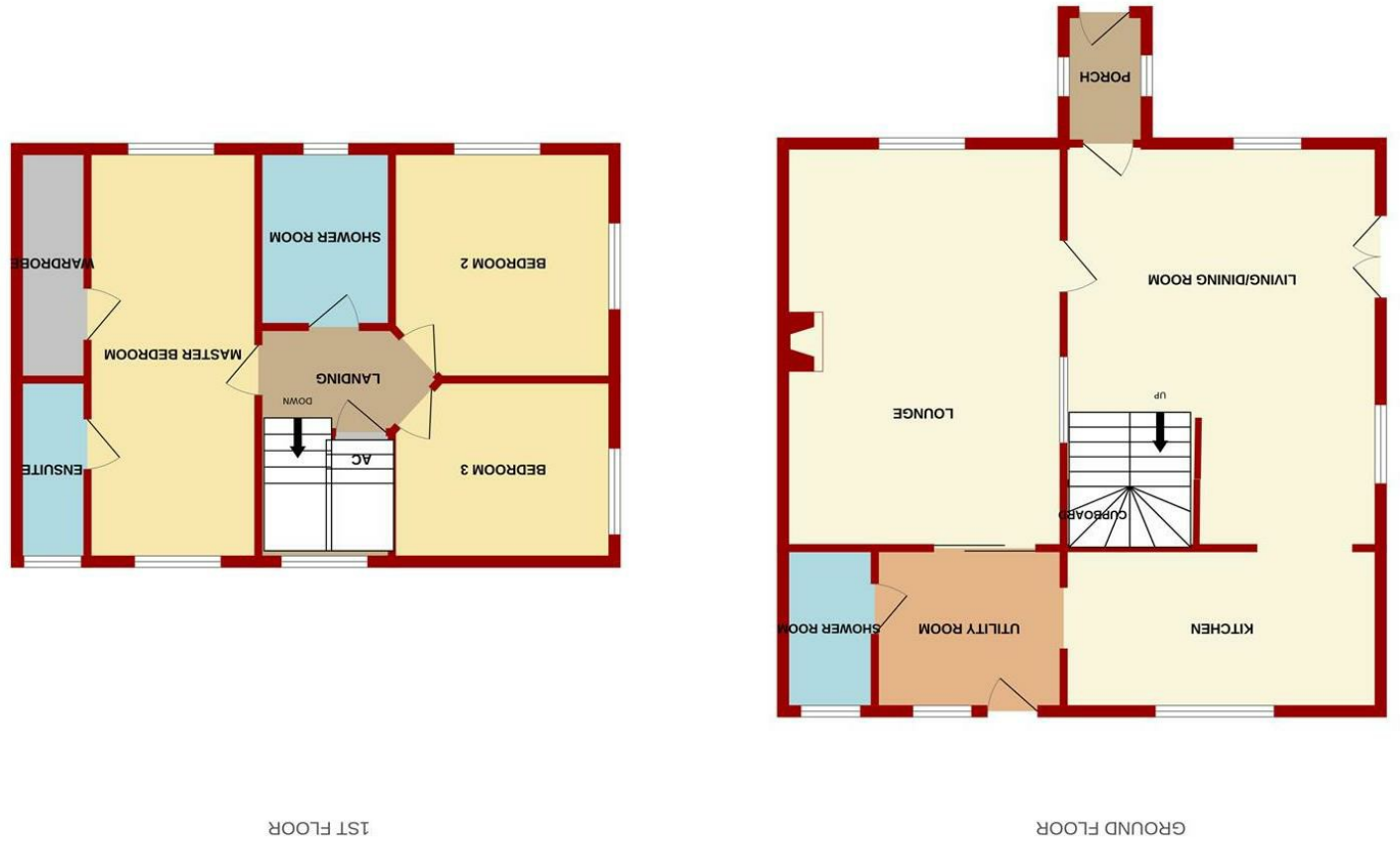


MISREPRESENTATION DISCLAIMER

Country	2022/2021	2022/2021
England & Wales		
England & Wales		

Measurements are approximate. Not to scale. Illustrative purposes only
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1 Bovone Cottages

Rudford GL2 8DX

Guide Price £450,000

A RARELY AVAILABLE THREE BEDROOM SEMI DETACHED BRICK-BUILT COTTAGE having MASTER EN-SUITE, GOOD SIZED ACCOMMODATION IN GOOD ORDER THROUGHOUT, NEW SOFFITS AND FASCIAS IN 2024, NEW KITCHEN, WINDOWS AND DOORS IN 2019, DOUBLE GARAGE, AMPLE PARKING, SUPERB OUTLOOK with WEST FACING GARDENS TO THE REAR OVER FARMLAND 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.



Entrance via part glazed door through to:

ENTRANCE PORCH
Two side aspect windows. Fully glazed door into:

LIVING / DINING ROOM
19'4 x 14'8 (5.89m x 4.47m)
Porcelain tiled floor with under floor electric heating, under stairs storage cupboard, front and side aspect windows, fully glazed French doors through to the private side garden, stairs to the first floor.

LIVING ROOM
19'6 x 12'11 (5.94m x 3.94m)
Brick fireplace with inset wood burning stove, radiator, central timber, front aspect window overlooking the gardens. Fully glazed sliding doors through to:

KITCHEN
15'9 x 7'2 (4.80m x 2.18m)
Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units (to include a fitted full height larder unit), integrated dishwasher, full height fridge, full height freezer, fitted Rangemaster cooking range with hot plates and ovens below, fitted cooker hood above, porcelain tiled flooring, breakfast bar, electric under floor heating, rear aspect window with a superb unspoilt outlook onto surrounding fields and farmland. Opening through to:

UTILITY
7'11 x 7'8 (2.41m x 2.34m)
Porcelain tiled flooring, radiator, built-in cupboard, integrated washer / dryer, half glazed door through to the rear, rear aspect window with a lovely outlook onto farmland.

SHOWER ROOM
Porcelain tiled flooring, fitted shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, heated towel rail, rear aspect frosted window.

FROM THE LIVING / DINING ROOM, AN EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
Door to built-in airing cupboard with shelving, access to insulated roof space via loft ladder (with light), picture window to the rear with lovely views over open farmland and fields beyond.

MASTER BEDROOM
19'8 x 9'3 (5.99m x 2.82m)
Two radiators, exposed timber, walk-in wardrobe with hanging rail, shelving and lighting, front and rear aspect windows with a lovely outlook over surrounding fields and farmland. Door to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, shower, fully tiled surround, wash hand basin, cupboard below, close coupled WC, fully tiled walls and flooring, electric under floor heating, rear aspect roof light.

BEDROOM 2
9'11 x 8'11 (3.02m x 2.72m)
Exposed flooring, radiator, front and side aspect windows.

BEDROOM 3
9'3 x 8'9 (2.82m x 2.67m)
Exposed flooring, radiator, side aspect window.

SHOWER ROOM
Large fitted double shower cubicle, shower, tiled surround, pedestal wash hand basin, high flush WC, heated towel rail, tiled flooring and fully tiled walls, front aspect roof light.

OUTSIDE
A five bar gate gives access through to a tarmac driveway suitable for the parking of two / three vehicles. This leads to:

DETACHED DOUBLE GARAGE
19'4 x 14'11 (5.89m x 4.55m)
Accessed via two single up and over doors, eaves storage space over, work bench, power and lighting, two side aspect windows, personal door through to the side, outside tap.

The property has mature gardens to the front and side with good sized lawned areas, flower beds and borders with mature shrubs, bushes and trees to include fruiting trees - eating apples, cooking apples, conference pear, plum and rhubarb; outside lighting, double outside power points. The gardens continue around to the rear where there is a large paved patio area, outside lighting, low walling surround, pergola and a superb outlook onto open fields and farmland. The whole has walling, hedging and fencing boundaries and there is a raised decked area. To the side of the property, there are two further outdoor power points.

AGENT'S NOTE
The property flooded in 2020 and 2025. This was flash flooding caused by surface water. The ditches etc., are presently being cleared by the local council.

SERVICES
Mains water and electricity, septic tank, LPG heating.

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 to the top of the High Street taking the first right onto the B4215 signposted to Gloucester. Proceed along here for approximately 3 - 4 miles. Upon reaching Barbers Bridge Nurseries, take the first right into Buttermilk Lane. Continue along for a short distance, taking the first right, where after a short distance the property can be found on the left 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.