



**Brambley Hedge Varnister Road**  
**Ruardean GL17 9XD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Brambley Hedge Varnister Road Ruardean GL17 9XD

£475,000

Steve Gooch Estate Agents are delighted to offer for sale this **FOUR/FIVE BEDROOM INDIVIDUALLY DESIGNED DETACHED EXECUTIVE STYLE FAMILY HOME** comprising of **ENTRANCE HALL, LOUNGE, KITCHEN/DINER, UTILITY, TWO BEDROOMS and BATHROOM** to the ground floor with **OPEN PLAN LANDING, MASTER BEDROOM with ENSUITE, FURTHER BEDROOM and BEDROOM FIVE/STUDY** to the first floor.

Benefits include **VERSATILE ACCOMMODATION OVER ALMOST 2000 SQFT, SPACIOUS DETACHED GARAGE/WORKSHOP, LARGE ENCLOSE GARDEN, OIL CENTRAL HEATING** and sold with **NO ONWARD CHAIN**,

Ruardean has a range of local amenities to include garage, hairdresser, doctors surgery, public house, church and a primary school. There is a bus service to Gloucester and surrounding villages where a more comprehensive range of amenities can be found.









Brambley Hedge is accessed via a pair of upvc woodgrain double glazed French Doors opening into the:

## PORCH

Timber clad ceiling, exposed brickwork, ceiling light, tiled flooring, front aspect upvc double glazed window overlooking the parking and turning area. Solid timber door with obscure glazed panel inset and window to side giving access into:

## ENTRANCE HALL

29'04 x 7'08 narrowing to 3'11 (8.94m x 2.34m narrowing to 1.19m)

Stairs to the first floor, ceiling light, wall light points, coving, dado rail, wood effect flooring, two single radiators, power points, telephone point, door to understairs storage cupboard, pair of sliding doors giving access to a coat cupboard with a range of hanging options. Timber panel doors giving access into:

## LOUNGE

23'09 x 13'05 (7.24m x 4.09m )

Large brick built inglenook style fireplace with timber lintel and woodburning stove inset, stone hearth, ceiling timbers, inset ceiling spots, wall light points, wood effect flooring, three double radiators, power points, tv point, telephone point, woodgrain upvc double glazed bay window overlooking the parking and turning area, pair of woodgrain upvc double glazed French Doors opening out onto the rear garden, pair of glazed panel French doors opening into the:

## KITCHEN/DINING ROOM

23'04 x 12'08 (7.11m x 3.86m)

Kitchen- One and a half bowl single drainer stainless steel sink unit with mixer tap over, worktops with upstands, range of base and wall mounted units, built-in four ring induction hob with oven beneath and filter hood over, island unit with breakfast bar and cupboard drawers, space for dishwasher, space for freestanding fridge/freezer, large pantry storage cupboard with pull out drawers, breakfast bar and island with under cupboard storage, wood effect flooring, inset ceiling spots, coving, power points, rear aspect woodgrain upvc double glazed window overlooking the rear garden. Door to Utility.

Dining Room- Feature vertical wall mounted radiator, radiator, power points, tv point, ceiling light, rear aspect woodgrain upvc double glazed window overlooking the rear garden, continuation of the wood effect flooring.





### **BEDROOM THREE**

**14'10 narrowing to 11'07 x 12'09 (4.52m narrowing to 3.53m x 3.89m)**

Ceiling light, coving, power points, single radiator, front aspect woodgrain upvc double glazed window overlooking the front garden, parking and turning area with views towards fields and countryside in the distance.

### **BEDROOM FOUR**

**14'10 x 11'06 (4.52m x 3.51m)**

Ceiling light, coving, power points, single radiator, front aspect woodgrain upvc double glazed window overlooking the front garden, parking and turning area with views towards fields and countryside in the distance.

### **BATHROOM**

**16'02 x 7'03 (4.93m x 2.21m)**

White suite with modern side panel bath, tiled surrounds, shower mixer tap fitting over, close coupled w.c, pedestal wash hand basin, separate double shower cubicle, inset ceiling lights, coving, dado rail, shaver light and shaver point, double radiator, door to airing cupboard with slatted shelving space, side and rear aspect obscure double glazed windows.

### **UTILITY**

**9'09 x 6'01 (2.97m x 1.85m)**

Single bowl single drainer stainless steel sink unit with rolled edge worktop and matching upstands, base and wall mounted units, ceiling light, coving, central heating timer controls, oil fired central heating and domestic hot water boiler, single radiator, tiled flooring, rear aspect wooden stable door with double glazed window to side overlooking the garden.

From the Entrance Hall, stairs lead up to the first floor:

### **OPEN PLAN LANDING**

**13'08 x 12'02 (4.17m x 3.71m)**

Ceiling spots, power points, telephone point, double radiator, door to eaves storage, rear aspect velux style roof light, front aspect woodgrain upvc double glazed window overlooking fields, countryside, forest and woodland. Door into:

### **BEDROOM ONE**

**20'03 x 11'09 (6.17m x 3.58m )**

Inset ceiling spots, exposed ceiling timbers, power points, telephone point, tv point, double radiator, single radiator, access to eaves storage, front aspect woodgrain upvc double glazed window overlooking fields and countryside, side aspect velux style roof light, solid timber door giving access into:











### **ENSUITE**

**7'10 x 7'10 (2.39m x 2.39m)**

Fully tiled walls and flooring, large double shower cubicle with conventional and drencher head, vanity wash hand basin with cupboard beneath, concealed cistern w.c, wall mounted light, heated towel radiator, rear aspect velux style roof light.

### **BEDROOM TWO**

**13'07 x 11'9 (4.14m x 3.58m)**

Ceiling light, power points, tv point, front aspect upvc woodgrain double glazed window overlooking the front garden, parking and turning area with views towards fields and countryside in the distance, rear aspect velux style roof light.

### **BEDROOM FIVE/STUDY**

**7'01 x 5'08 (2.16m x 1.73m)**

Directional ceiling spot, access to eaves storage space, built-in double wardrobes with hanging and shelving options, single radiator, rear aspect velux style roof light, power point.

### **DETACHED GARAGE**

**21'09 x 12'05 (6.63m x 3.78m)**

Single up and over door to front, personal door and window to side, power and lighting.

### **OUTSIDE**

To the front of the property is ample off road parking for several vehicles. This gives access to the large detached single garage. Paved pathways lead around either side of the property leading to the rear garden. Steps leading up to a large lawn area with a gentle slope, large patio, shrubs, bushes, greenhouse, oil storage tank, outside light, outside tap, enclosed by fencing and hedging surround. Outside the utility is a covered rear porch used as a wood store.

### **DIRECTIONS**

From Mitcheldean proceed along the A4136 continue up and over Plump hill upon reaching the traffic lights at Nailbridge turn right signposted to Ruardean. Continue into the village and after a short distance take the turning right by the bus stop into Varnister Road. Continue along and after a short distance you will see a private driveway on the left signposted to Brambley Hedge. Turn left here where the property can be found on the left hand side.

### **SERVICES**

Mains water, drainage and electricity. Oil

### **WATER RATES**

Severn Trent- to be advised.

### **LOCAL AUTHORITY**

Council Tax Band: E

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.

## PROPERTY SURVEYS

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





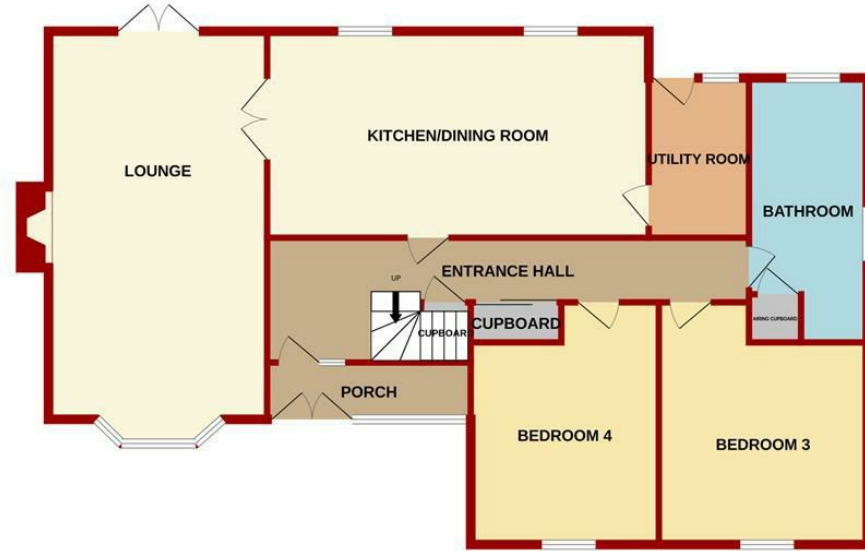




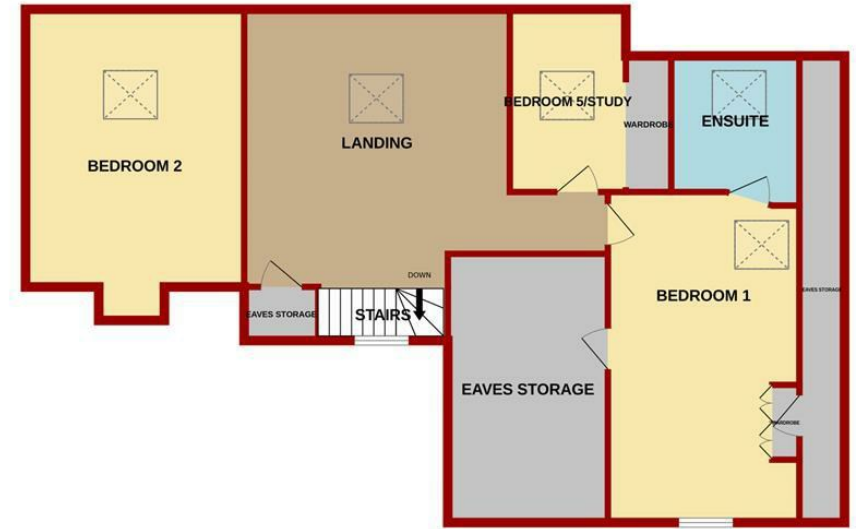




GROUND FLOOR



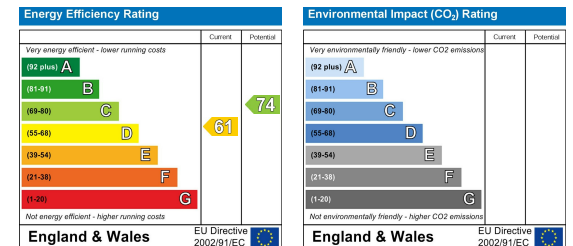
1ST FLOOR



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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