



1 Box Tree Cottages
Ruardean GL17 9XG



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

Ruardean GL17 9XG

Steve Gooch Estate Agents are delighted to offer for sale this FIVE BEDROOM END TERRACE PERIOD FAMILY HOME situated in a lovely VILLAGE LOCATION and benefitting from ENCLOSED FRONT & SIDE ASPECT GARDENS, LPG CENTRAL HEATING and DOUBLE GLAZING.

The property comprises of PORCH, INNER HALLWAY, DINING ROOM, STUDY, KITCHEN, W.C, UTILITY, SECOND HALLWAY and LOUNGE to the ground floor with FIVE BEDROOMS and FAMILY BATHROOM TO THE FIRST FLOOR.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the western part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a range of amenities to cater to the needs of its residents. These include a primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.



PORCH

5'01 x 4'00 (1.55m x 1.22m)

The property is accessed via a porch of dwarf wall construction with wooden single glazed windows to all sides, ceiling light, tiled flooring and obscure glazed panel wooden door. This leads into the:

INNER HALLWAY

14'10 x 6'04 (4.52m x 1.93m)

Stairs leading to the first floor, understairs storage area, ceiling light, coving, central heating thermostat controls, power points, tiled flooring, double radiator, solid timber doors giving access into:

DINING ROOM

14'10 x 10'10 (4.52m x 3.30m)

Ceiling light, coving, wall light points, power points, double radiator, tiled flooring, front aspect wooden sealed unit double glazed window overlooking the front garden, solid timber door giving access into:

STUDY/LIBRARY

14'05 x 11'06 (4.39m x 3.51m)

Two ceiling lights, coving, feature stone fireplace with wooden mantle and stone hearth, access to roof space, power points, double radiator, front and side aspect sealed unit double glazed windows overlooking the garden.

KITCHEN/BREAKFAST ROOM

15'00 x 13'08 (4.57m x 4.17m)

Single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge wood effect worktops with matching upstands, base and wall mounted units, space for freestanding cooker with filter extractor hood over, space for undercounter fridge/freezer, large pantry style storage cupboard, two ceiling lights, coving, double radiator, power points, wood effect flooring, rear aspect sealed unit timber window, front aspect sealed unit timber window overlooking the front garden, solid timber door gives access into the:

SECOND INNER HALLWAY

12'10 x 2'10 (3.91m x 0.86m)

Two ceiling lights, coving, single radiator, power point, further front door with obscure glazed panel to top, solid timber door giving access into:





LOUNGE

19'05 x 16'11 (5.92m x 5.16m)

Two ceiling lights, wall light points, coving, dado rail, two double radiators, power points, side aspect timber frame windows overlooking the patio, garden and Church spire.

UTILITY

13'08 narrowing to 4'08 x 10'00 (4.17m narrowing to 1.42m x 3.05m)

Single bowl single drainer stainless steel sink unit with taps over, cupboards beneath, range of base and wall mounted unit, tiled surrounds, power points, plumbing for automatic washing machine, single radiator, ceiling light, coving, space for tumble dryer, space for chest freezer, side aspect sealed unit double glazed window with views towards the Church spire.

CLOAKROOM

White suite with close coupled w.c, wall mounted wash hand basin, LPG fired domestic central heating and hot water boiler, timer controls, ceiling light, coving, side aspect obscure sealed unit double glazed window.

From the inner hallway, stairs lead up to the first floor landing with sealed unit double glazed window:

LANDING

Access to roof space, two ceiling lights, coving, single radiator, double radiator, inset ceiling spots, airing cupboard housing the pressurised hot water boiler with shelving space, two rear aspect sealed unit double glazed windows, side aspect sealed unit double glazed window overlooking the garden with views towards fields and countryside, solid timber doors giving access into:

BEDROOM ONE

17'00 x 11'10 (5.18m x 3.61m)

Ceiling light, coving, large range of wardrobes to include double wardrobe and chest of drawers, two single radiators, power points, tv point, side aspect sealed unit double glazed window overlooking the patio and garden, sealed unit double glazed window with far reaching views.

BEDROOM FIVE

13'07 x 8'01 (4.14m x 2.46m)

Ceiling light, coving, built-in wardrobe/storage cupboard, single radiator, power points, side aspect sealed unit double glazed window with far reaching views.



FAMILY BATHROOM

White suite with close coupled w.c, wall mounted wash hand basin with tiled splashback, modern large side panel bath with sensor taps and shower attachment fitted over, mains fed power shower, ceiling light, extractor fan, coving, vanity unit with cupboard beneath, tiled flooring, single radiator, side aspect obscure double glazed window, shaver light and point.

BEDROOM THREE

10'01 x 11'07 (3.07m x 3.53m)

Ceiling light, coving, single radiator, power points, front aspect sealed unit double glazed window overlooking the patio and garden.

BEDROOM TWO

14'09 x 10'03 (4.50m x 3.12m)

Ceiling light, coving, double radiator, power points, tv point, front aspect sealed unit double glazed window overlooking the front garden with views towards forest and woodland in the distance.

BEDROOM FOUR

10'00 x 8'06 (3.05m x 2.59m)

Ceiling light, coving, single radiator, power points, front aspect sealed unit double glazed window overlooking the front garden.

OUTSIDE

The property is accessed via a wooden picket gate set into a stone wall. This leads to the front garden area, which is laid to patio with raised borders, flowers, shrubs, and bushes. The area also features outside lighting. A pair of picket gates open into a garden laid to lawn with a paved pathway, all enclosed by walling surround. A stone/block built shed with a personal door and windows is located here as well. The garden continues to the right-hand side, enclosed by walling and fencing, and includes a decking area and a further paved seating area.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Proceed up Morse Road, over the hill, and into the village of Ruardean. Upon reaching the car repair garage on the left hand side, turn left into School Lane where the property can be found after a short distance on the left hand side.





SERVICES

Mains water, drainage, electricity. LPG
Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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

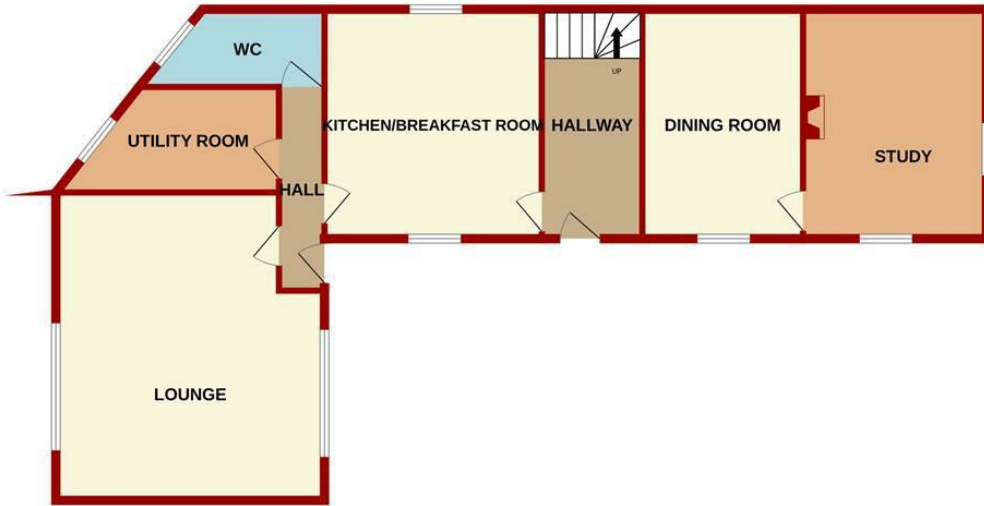
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



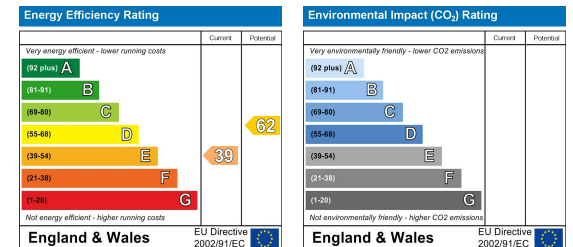
1ST FLOOR



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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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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