



The White House Newham Bottom
Near Ruardean Woodside GL17 9UB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £399,995

Welcome To White House, Newham Bottom! This Charming And Well-Presented Two-Bedroom, Two-Reception Detached Cottage Is Nestled At The End Of A Tranquil Lane, Offering The Perfect Escape In The Picturesque Countryside Of The Forest Of Dean. The Property Has Been Thoughtfully Extended To Enhance Both Light And Space, And Is Set Within Mature Gardens Of Approximately One-Fifth Of An Acre. Offered With No Onward Chain, This Delightful Home Provides A Serene Retreat With A Wealth Of Character.

Further To This Is Off-Road Parking For Several Vehicles, A Detached Garage, PV Solar Panels And Air Source Heating As Well As Easy Access To Woodland Walks And The Local Ruardean Woodside Primary School Nearby. We Are Delighted To Offer This Wonderful Cottage For Sale With No Onward Chain.

The Accommodation Comprises Porch, Living Room, Snug And Kitchen On The Ground Floor With Two Double Bedrooms And A Bathroom On 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.



Rear aspect door leads into;

PORCH

Radiator, travertine tiled floor, dual aspect double glazed windows, door leads into;

LIVING ROOM

14'00 x 12'10 (4.27m x 3.91m)

Oak flooring, radiator, double glazed French doors lead to the patio, two double glazed skylights, side aspect double glazed window, door leads through to the kitchen, opening into the snug.

SNUG

12'10 x 9'07 (3.91m x 2.92m)

Original feature fireplace with cast iron wood burning stove sat on a stone hearth. Oak flooring, radiator, fitted shelving in alcove.

KITCHEN

22'03 x 10'05 (6.78m x 3.18m)

Fitted base mounted units with solid wood worktops and twin ceramic sink unit, kitchen island with breakfast bar, space for a range cooker, integral dishwasher and fridge/freezer, space and plumbing for a washing machine. travertine tiled floor with underfloor heating, stairs lead to the first floor landing, dual aspect double glazed windows.

LANDING

Double glazed skylight, doors lead into bedrooms one, two and the bathroom.

BEDROOM ONE

12'10 x 10'00 (3.91m x 3.05m)

Radiator, rear aspect double glazed window with stunning views across the valley.

BEDROOM TWO

10'05 x 10'04 (3.18m x 3.15m)

Cupboard housing the pressurised hot water cylinder, radiator, rear aspect double glazed window with views across the valley.





BATHROOM

11'04 x 6'11 (3.45m x 2.11m)

Comprising a bath, walk-in shower cubicle, low level w.c, pedestal washbasin, radiator, loft access, extractor, front and side aspect double glazed windows.

OUTSIDE

Automatic gates open onto the driveway suitable for parking multiple vehicles which in turn leads to the;

DETACHED GARAGE

15'08 x 11'07 (4.78m x 3.53m)

Accessed via a pair of wooden doors, power and lighting, storage space above.

To the rear of the property, a large sandstone patio provides a private, tranquil setting, perfect for entertaining. The garden is primarily laid to lawn, complemented by mature borders, trees, and shrubs. Additional features include a timber-framed shed, ideal for conversion into a studio or home office, a charming stone pig cot, and a greenhouse.

DIRECTIONS

What3Words- richly.capacity.represent- From Mitcheldean, follow the A4136 in the direction of Coleford and Monmouth. Continue straight over the Nailbridge traffic lights and along to the village of Brierley. Upon entering Brierley, take the first right turn signposted Ruardean Woodside & Ruardean and continue along this road. Take the left turn signposted Newham Bottom just before entering Ruardean Woodside, then follow this lane almost to the end where the property can be found on the right hand side.

SERVICES

Mains water, electricity. Air source heat pump. Underfloor heating. Solar panels owned outright. Gigaclear and Openreach in area

WATER RATES

Severn Trent - 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 Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys

MONEY LAUNDERING REGULATIONS

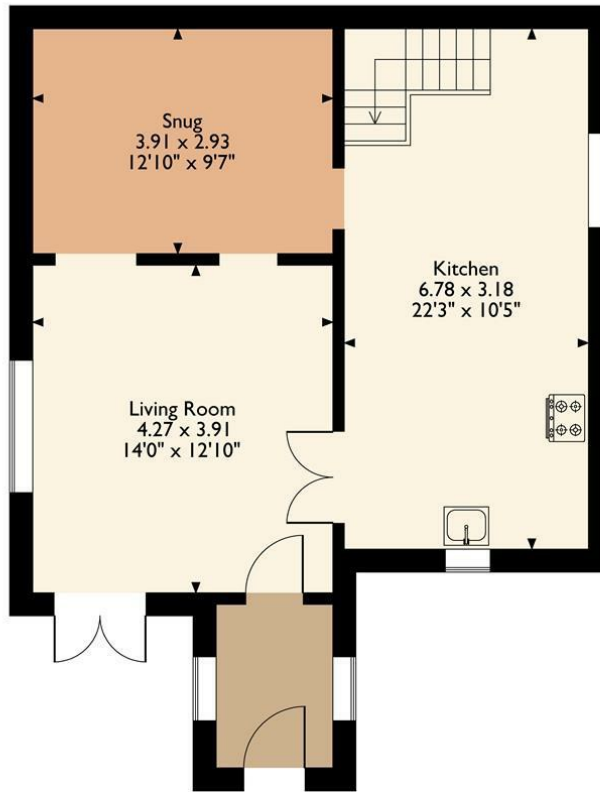
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



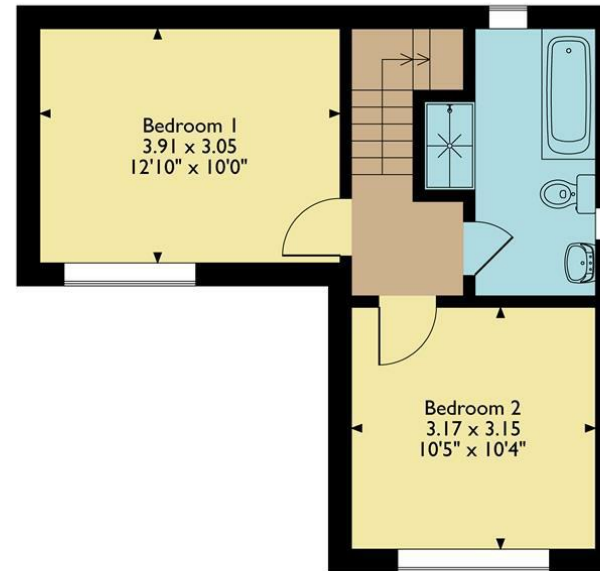


White House, NewhamBottom, Ruardean, Gloucestershire

Approximate Gross Internal Area 89 Sq M/958 Sq Ft



Ground Floor

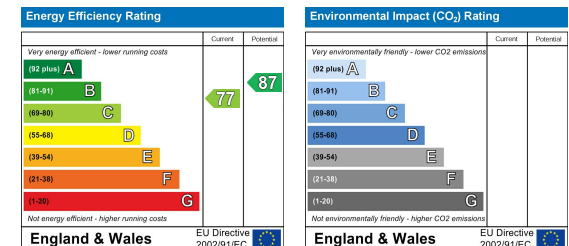


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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