



Fern Villa Forest Road  
Ruardean GL17 9XR



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Fern Villa Forest Road

## Ruardean GL17 9XR

Guide Price £490,000

**We Are Excited To Offer For Sale This Substantial Five-Bedroom Detached Family Home, Providing Over 2,300 Sq. Ft. Of Flexible Accommodation, Set In A Generous Plot Of Approximately A Fifth Of An Acre In The Peaceful Village Of Ruardean Woodside. Believed To Date Back To The Late 19th Century, The Property Has Been Thoughtfully Extended Over The Years, Creating A Truly Impressive Home. Perfect For Large Families Or Those Seeking Multi-Generational Living, This Property Offers A Wealth Of Space And Potential.**

The Accommodation Briefly Comprises Entrance Hall, Downstairs W.C, Kitchen/Diner, Living Room, Garage And Utility On The Ground Floor. To The First Floor Is The Principal Bedroom Suite, Four Further Bedrooms And The Bathroom. The Property Is Triple Glazed Throughout And Has Recently Had A New Oil-Fired Boiler.

Situated On Ruardean Woodside, Which Is The Highest Point Of The Forest Of Dean Having A Pleasant Village Atmosphere With Amenities To Include Primary/Junior School, Recreational Ground And Bridle Paths And Walks Through The Surrounding Woodland.

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.

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.

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.









Front aspect triple glazed upvc door leads into;

## ENTRANCE HALL

Cupboard housing the oil-fired combi boiler, radiators, stairs to first floor landing with cupboard beneath, doors lead into the downstairs w.c, kitchen/diner and living room.

## DOWNSTAIRS W.C

Low level w.c, wall mounted washbasin, radiator, side aspect obscured triple glazed window.

## KITCHEN/DINER

22'11 x 11'04 (6.99m x 3.45m)

Fitted base level units with laminate worktops and inset stainless steel sink unit with drainer. Space for a cooker and undercounter fridge and freezer, tiled splashbacks.



The dining space suits a large table with front aspect bay window, radiator, wooden floorboards. Door into the garage.

## LIVING ROOM

20'04 x 18'08 (6.20m x 5.69m)

An L shaped room featuring a stone built fireplace with bio fuel stove, radiators, tv point, laminate wood flooring, triple glazed windows to side and rear aspects, French doors lead out to the garden.

## GARAGE/HOBBY ROOM

24'08 x 12'08 (7.52m x 3.86m)

Accessed via a pair of triple glazed upvc doors, fitted shelving units, radiator, leads through to the utility.

## UTILITY

12'05 x 7'07 (3.78m x 2.31m)

Fitted base units with inset stainless steel sink unit with drainer, tiled worktops, space and plumbing for a washing machine and fridge/freezer. Radiator, tiled floor, rear aspect triple glazed window and door to the garden.

## LANDING

Loft access, obscured triple glazed side aspect window, radiator. Doors lead off to the five bedrooms and the bathroom.





### **BEDROOM ONE**

16'10 x 12'05 (5.13m x 3.78m)

Built in wardrobes, loft access, tv point, rear aspect triple glazed window, door into;

### **ENSUITE BATHROOM**

10'01 x 8'07 (3.07m x 2.62m)

Modern white suite comprising bath with shower attachment, low level w.c, pedestal washbasin, built in airing cupboard, linen cupboard, radiator, obscured triple glazed front aspect window.

### **BEDROOM TWO**

11'03 x 11'02 (3.43m x 3.40m)

Radiator, rear aspect triple glazed window with outstanding views.

### **BEDROOM THREE**

10'11 x 10'08 (3.33m x 3.25m)

Radiator, front aspect triple glazed window.

### **BEDROOM FOUR**

11'04 x 7'06 (3.45m x 2.29m)

Rear aspect triple glazed window.

### **BEDROOM FIVE**

17'05 x 7'09 (5.31m x 2.36m)

Radiator, light tunnel.

### **BATHROOM**

10'08 x 7'09 (3.25m x 2.36m)

Modern white suite comprising a bath, low level w.c, pedestal washbasin, heated towel rail, tiled walls, exposed floorboards, triple glazed front aspect window.











## OUTSIDE

A wooden five-bar gate opens onto a long driveway, providing ample parking for three to four vehicles. The front garden is low-maintenance with AstroTurf, complemented by an array of shrubs and bushes. Just in front of the property, you'll find a block-paved seating area, perfect for entertaining and basking in the late afternoon sun, with convenient side access.

The south-west facing rear garden offers breathtaking views and is predominantly laid to lawn, interspersed with mature trees, bushes, and flower borders. At the rear, a raised decked seating area provides an ideal spot to relax and fully appreciate the stunning vistas.

## DIRECTIONS

What3Words- gala.defeat.erupt- From Mitcheldean proceed out of the village in the direction of the A4136 towards Coleford and Monmouth. Follow the road up and over Plump Hill, then continue straight on at the Nailbridge traffic lights. Continue on the A4136 into Brierley, then take the first right signposted Ruardean and Ruardean Woodside. Follow the road and enter the village of Ruardean Woodside, then take the first right into Denehurst. Turn left onto Forest Road and the property can be found after a short distance on the left.

## SERVICES

Mains water, electricity. Oil. Septic Tank.  
Gigaclear and Openreach in area

## 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.

## PROPERTY SURVEYS

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

## 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)







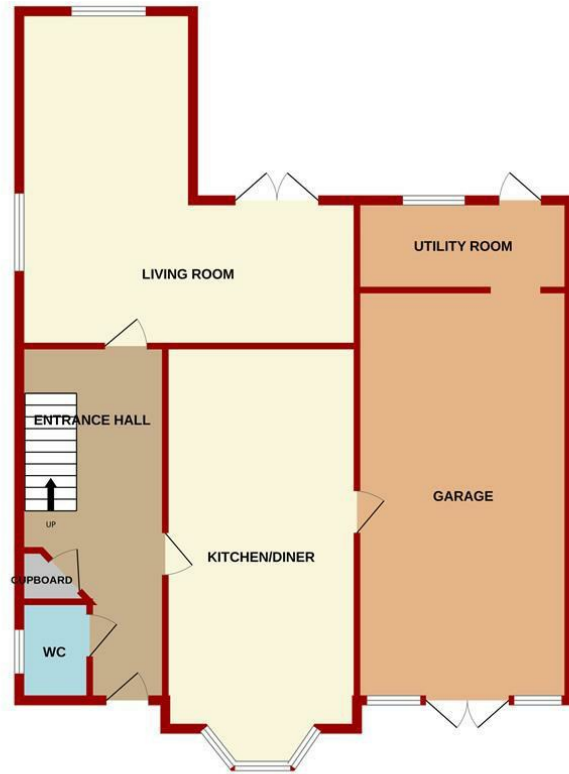




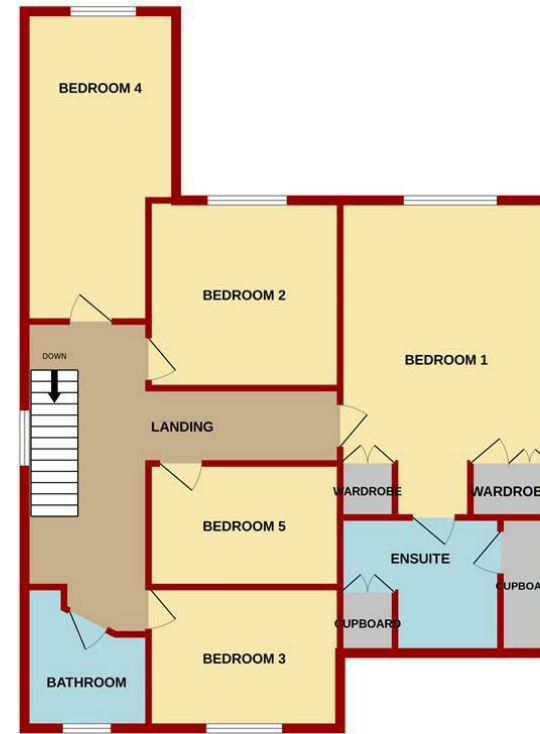




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	66	74	England & Wales		EU Directive 2002/91/EC







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