



Swiss Cottage Forest Road
Ruardean GL17 9XR

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Ruardean GL17 9XR

Guide Price £525,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION DETACHED FAMILY HOME with SPACIOUS AND VERSATILE ACCOMMODATION SPANNING 2,034 SQ.FT, ideally LOCATED IN THE SOUGHT AFTER VILLAGE OF RUARDEAN WOODSIDE in the heart of the Forest of Dean. DRIVEWAY PARKING FOR UP TO THREE VEHICLES, PRIVATE FRONT AND REAR GARDENS with STUNNING FOREST VIEWS to be enjoyed from the front aspect.

This wonderful executive residence offers a FRONT PORCH that leads to a MAIN ENTRANCE HALL, from here you can access the SPACIOUS LOUNGE with French doors that lead out to a FRONT ASPECT PATIO TERRACE with STUNNING VIEWS, the 31FT. KITCHEN/DINER, SNUG/OFFICE and CLOAKROOM. The UTILITY room is accessed from the kitchen. On the first floor you will find the PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM.

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.





A Upvc double glazed door leads into;

FRONT PORCH

A handy space for removing coats and boots after a walk in nearby woodland, radiator, hardwood flooring, front aspect window, door into;

ENTRANCE HALL

A welcoming central point of the home, radiator, hardwood flooring, stairs lead to the first floor landing, doors lead off to the lounge, kitchen/ diner, snug/office and cloakroom.

CLOAKROOM

A must have convenience for a large family home having been recently refitted to include a low level w.c, vanity washbasin unit, radiator, built in cupboard, half tiled walls, tiled floor.

LOUNGE

16'00 x 13'01 (4.88m x 3.99m)

A bright and spacious room enjoying stunning views, radiators, tv point, laminate wood effect flooring, side aspect window and front aspect French doors leading out to the sun terrace. Double doors lead through to the kitchen/diner.

KITCHEN/DINER

31'05 x 15'04 (9.58m x 4.67m)

Ideally suited for family get together and entertaining with an abundance of space. The kitchen has fully fitted wall and base level units with laminate worktops and tiled splash-backs, 1.5 bowl ceramic sink unit with drainer, Rangemaster oven with five ring gas hob, integral double electric oven and dishwasher. There is space for a fridge/freezer, radiators, tiled flooring, side and rear aspect windows. French doors lead out to the rear garden from the dining area.

UTILITY ROOM

Situated just off the kitchen, matching wall and base level units with laminate worktops, inset stainless steel sink unit, space for a washing machine and further under-counter fridge or freezer. Side aspect door leads back outside.



SNUG/OFFICE

12'05 x 11'03 (3.78m x 3.43m)

A useful additional reception room situated just off the entrance hall, radiator, laminate wood effect flooring, front aspect window with stunning views, deceptively large store cupboard.

LANDING

With easily accessible loft access, airing cupboard, doors lead off to the four bedrooms and family bathroom.

PRINCIPLE BEDROOM

16'01 x 13'07 (4.90m x 4.14m)

Situated at the front of the property enjoying the stunning far reaching views, fitted triple wardrobe, radiator, laminate wood effect flooring, door into;

EN-SUITE SHOWER ROOM

Having been recently refitted to include a mains fed rainfall shower with tiled surround, low level w.c and vanity washbasin, shaver point, heated towel rail, tiled floor, front aspect skylight.

BEDROOM TWO

16'00 x 11'06 (4.88m x 3.51m)

A bright and spacious double bedroom with a built in storage cupboard, radiator, front aspect window with views. There is access from this room to a small mezzanine area with glass balustrade above the stairwell.

BEDROOM THREE

15'04 x 11'01 (4.67m x 3.38m)

A further double bedroom with a built in storage cupboard, radiator, rear aspect window overlooking the garden.

BEDROOM FOUR

15'04 x 12'01 (4.67m x 3.68m)

Currently utilised as a gym but ideal as a double bedroom, built in storage cupboard, radiator, rear aspect window overlooking the garden.

FAMILY BATHROOM

10'07 x 7'06 (3.23m x 2.29m)

Comprising a bath with mains fed shower over, low level w.c, pedestal washbasin, radiator, tiled walls and floor, rear aspect skylight.







OUTSIDE

The front brick paved driveway is suitable for parking up to three vehicles, steps lead up to a lawned garden and private patio terrace perfect for taking in the stunning views.

The private rear garden has a large patio area with raised pond and beds, access to both sides of the house. Steps lead up to a lawned garden with a shed.

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, proceed straight over signposted to Coleford. Take the first turning right onto Highview Road, signposted to Ruardean Hill. Continue to the top of the hill and follow the road around to the left. Proceed past the football/cricket club following the road round a 90 degree left and 90 degree right turn. Follow the road for a short distance where the property can be found on the right hand side.

SERVICES

Mains water, electric. Septic Tank. Oil.

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 Water Authority

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

MONEY LAUNDERING REGULATIONS

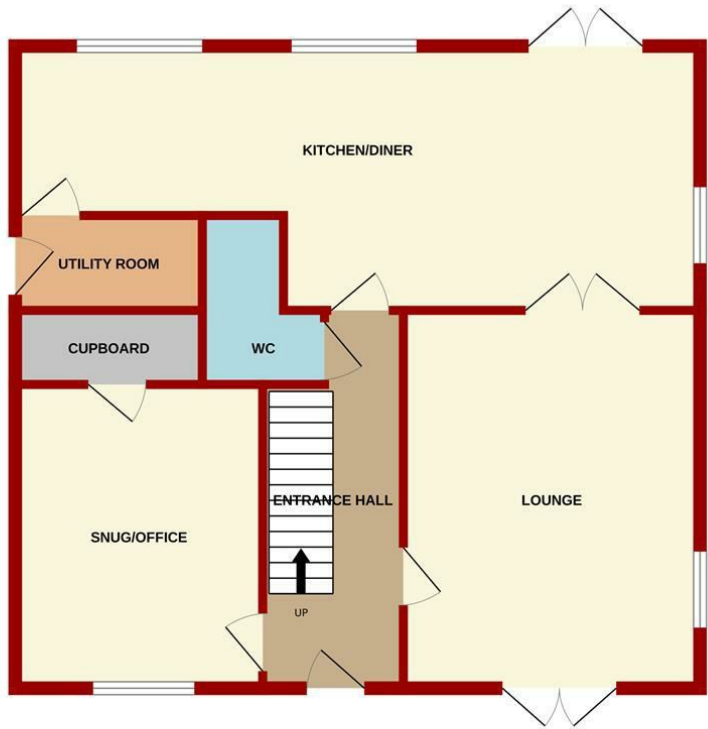
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



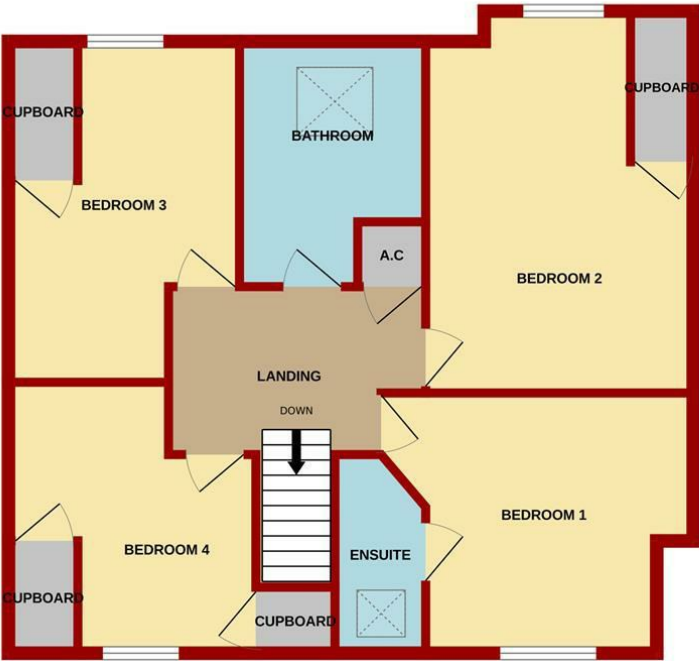




GROUND FLOOR



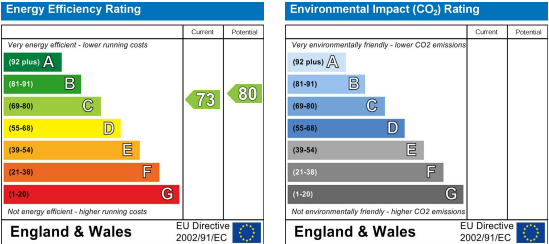
1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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