



**Buttermilk Lane, Rudford GL2 8DY**  
**£595,000**





## Buttermilk Lane, Rudford GL2 8DY

- Detached rural property along Buttermilk Lane, Rudford
- Gardens of approximately one acre
- Spectacular far reaching rural views
- Outbuildings and double garage
- Spacious accommodation to include four bedrooms
- EPC E49
- Forest of Dean District Council . Tax Band E

**£595,000**

### Entrance porch

Double doors lead in. There is laminate flooring and solid wooden door into

### Entrance hall

A large space with wooden flooring, a good sized storage cupboard with hanging space and shelving, front aspect upvc double glazed window.

### Living room

Wood effect laminate flooring, tv point, coving, rear aspect upvc double glazed window, rear aspect upvc double glazed sliding doors giving access to the rear garden and boasting views over the grounds and surrounding countryside.

### Dining room

Accessed from the hallway with wooden flooring, coving, front aspect upvc double glazed window.

### Kitchen/breakfast room

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, roll edged worktops, plumbing for washing machine, built in dishwasher, space for cooker, cooker hood over, , partly tiled walls, space for fridge/freezer, space for table, radiator, rear aspect upvc double glazed window overlooking the rear garden having a far reaching view over the surrounding countryside, rear aspect upvc double glazed door giving access to rear porch.

### Rear porch

Worcester oil fired boiler, coat hanging space, shelving, rear aspect double glazed window overlooking the rear gardens, rear aspect upvc double glazed door.



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### **Master bedroom**

Wood effect laminate flooring, tv point, coving, wooden door giving access to a good sized walk in wardrobe with hanging space, shelving and lighting, wooden door giving access into shower room.

### **En suite shower room**

Shower cubicle with electric shower over, vanity wash hand basin with cupboards below, low level w.c., partly tiled walls, heated towel rail, extractor fan, side aspect frosted upvc double glazed window.

### **Bedroom two**

Wood effect laminate flooring, tv point, coving, door giving access to airing cupboard housing the hot water tank with shelving, side and rear aspect upvc double glazed windows.

### **Bedroom three**

Wood effect laminate flooring, coving, front and side aspect upvc double glazed windows.

### **Bedroom four**

Wood effect laminate flooring, coving, front aspect upvc double glazed window.

### **Bathroom**

White suite comprising bath with a

electric shower over, low level w.c., wash hand basin, wall mounted heated towel rail, tiled flooring, partly tiled walls, access to loft space, extractor fan, side aspect frosted upvc double glazed window.

### **Outside**

A five bar wooden gate gives access onto a gravelled driveway providing off road parking for several vehicles.

Double Garage (5.66m x 4.98m) - Up and over door, power and lighting. (Marley garage)

Access to the rear gardens can be gained via gates from either side of the home. To the right hand side there is a workshop (4.90m x 4.62m MAX) which has shelving, power, lighting and windows.

The rear of the property has a green house, oil tank, large patio area, various seating areas, steps leading down onto a lawned area with a variety of fruit trees, vegetable plot, garden shed, gated rear access for vehicles to the property and is all enclosed by hedging and fencing. The views from the garden are far reaching and look out over the surrounding farmland. The whole plot measures approximately one acre.





## Location

Rudford is approximately 1 mile from the village of Tibberton which offers a Primary School, Toddlers Play Group, village Church. There is also a village hall at Rudford which hosts a number of clubs and society events. Further amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £2624.12 (2024/25)

Electricity supply: mains

Water supply: mains

Sewerage: Private. Septic tank

Heating: oil fired

Broadband speed: Basic 17 Mbps, Superfast 40Mbps, Ultrafast 1000 Mbps

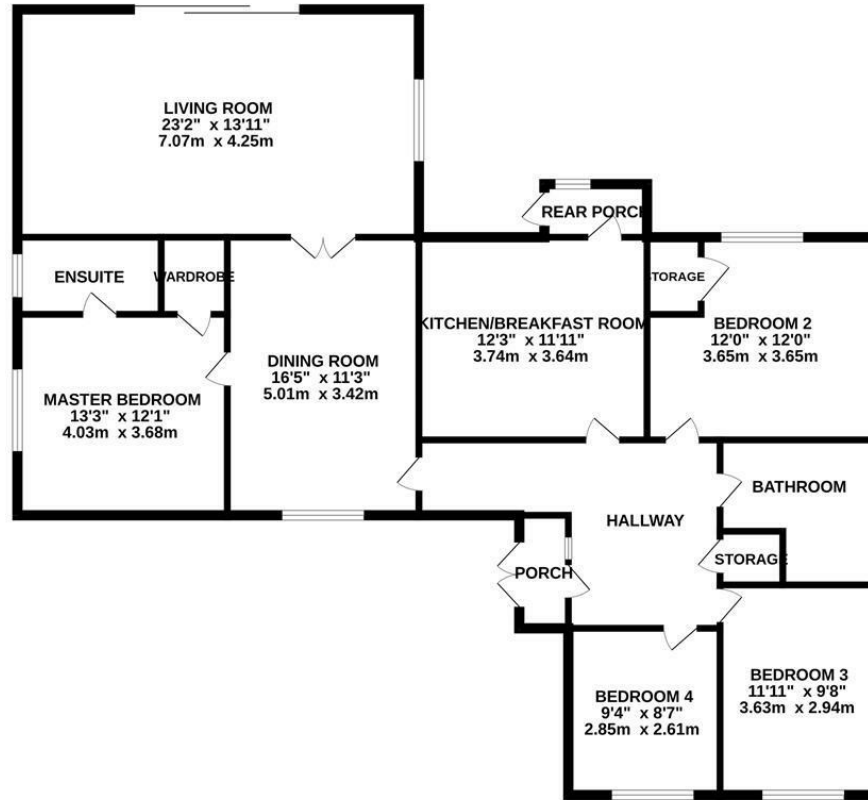
Mobile phone coverage: EE, Vodafone, O2

## Material information





## GROUND 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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