



1 Melville Cottages

Perrys Court | Perrys Court Lane | Ruardean | Gloucestershire | GL17 9UR

FINE & COUNTRY

STEP INSIDE

1 Melville Cottages

Brand new and waiting to welcome its first owner, this impressive five-bedroom, four-bathroom executive home is tucked away in an exclusive, cul-de-sac just off Ruardean High Street. Thoughtfully designed to meet modern expectations, it offers open-plan living, underfloor heating, energy-efficient air source heating, and full fibre broadband to the house. Overlooking a scenic nature reserve to the front and with views of the village church steeple to the rear, this home enjoys a truly special and sought-after setting.

Location and Situation

Nestled in the picturesque Forest of Dean, Ruardean is a charming village steeped in history and surrounded by breathtaking countryside. Offering a welcoming community and a range of local amenities, including a church, garage and primary school. The nearby market towns of Ross-on-Wye and Monmouth offer further shopping, dining, and leisure options, while the stunning Wye Valley and surrounding woodlands provide endless opportunities for outdoor pursuits, from walking and cycling to wildlife spotting. With its rich heritage and scenic setting, Ruardean is a wonderful place to call home. This handsome property is beautifully situated just off Ruardean High Street, offering a rural feel while still being within walking distance of local amenities and the primary school.

The Forest of Dean is a stunning and diverse landscape, offering a unique blend of ancient woodlands, rolling countryside, and charming villages. A haven for nature lovers and outdoor enthusiasts, it boasts miles of scenic walking and cycling trails, as well as attractions such as Symonds Yat, Puzzlewood, and the Wye Valley. Despite its rural tranquillity, the area is well-connected—Ruardean is approximately 25 miles from Bristol, 20 miles from Cheltenham, 18 miles from Hereford, and just 14 miles from Gloucester, making it an ideal location for those seeking both countryside living and easy access to major towns and cities.

Step Inside

Eco-conscious design meets space and convenience in this brand-new home, awaiting its very first owner. From the moment you step inside, the 'wow' factor is evident. The entrance porch leads through glazed French doors into a spacious hallway, offering the first glimpse of what

lies beyond. Tucked beneath the elegant oak staircase is a useful cloakroom, while engineered oak flooring extends throughout much of this beautifully designed home.

The entrance hall is centrally located, providing a natural flow into the main living areas. Just off the hallway is a designated home office—ideal for remote working. The main sitting room, also front-facing, offers a bright and inviting space. Every room benefits from thermostatic controls, allowing for personalised temperature settings throughout.

At the rear of the home, the spectacular kitchen, dining, and family area is a true showpiece. A striking central island, with a Quartz worktop, breakfast bar, and pop-up electrical sockets, takes centre stage within the stylish navy-blue kitchen. Integrated appliances include two ovens, a microwave oven, a dishwasher, and a five-ring induction hob. Thoughtfully designed sliding pantry cupboards will delight keen cooks and entertainers alike. This expansive space is perfect for family dining and relaxation, with bi-fold doors seamlessly connecting the indoors to the garden—ideal for summer entertaining.

Beyond the kitchen, a well-appointed utility room provides space for additional appliances and leads to a ground-floor wet room. A pedestrian door from the utility room also grants access to the garage.

Underfloor heating extends throughout both the ground and first floors. Ascend the oak staircase to a generously sized landing, where five spacious double bedrooms and a family bathroom await. Two of the bedrooms benefit from en-suite facilities, including the impressive principal bedroom, which spans the entire width of the property. This luxurious retreat also boasts a walk-in wardrobe.











STEP OUTSIDE

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Step Outside

This garden has been thoughtfully designed for low maintenance while encompassing all the essential elements of a perfect family home. The lawn provides plenty of room for children to play and enjoy the outdoors, while the well-positioned patio offers a fantastic space for al fresco dining during the summer months, perfect for family gatherings or evening relaxation. From the garden, you'll be treated to a delightful view towards the High Street, where you can enjoy the charming sight of St John The Baptist Church Steeple, adding a touch of tranquility to the setting.

The front aspect of the property offers generous off-road parking for up to four vehicles, ensuring convenience for busy family life. The well-maintained, small lawns on either side of a neatly paved pathway guide you up to the house, creating a welcoming entrance that reflects the care and attention given to every detail of this wonderful home.

Directions

W3W: jeep.forklift.noodle



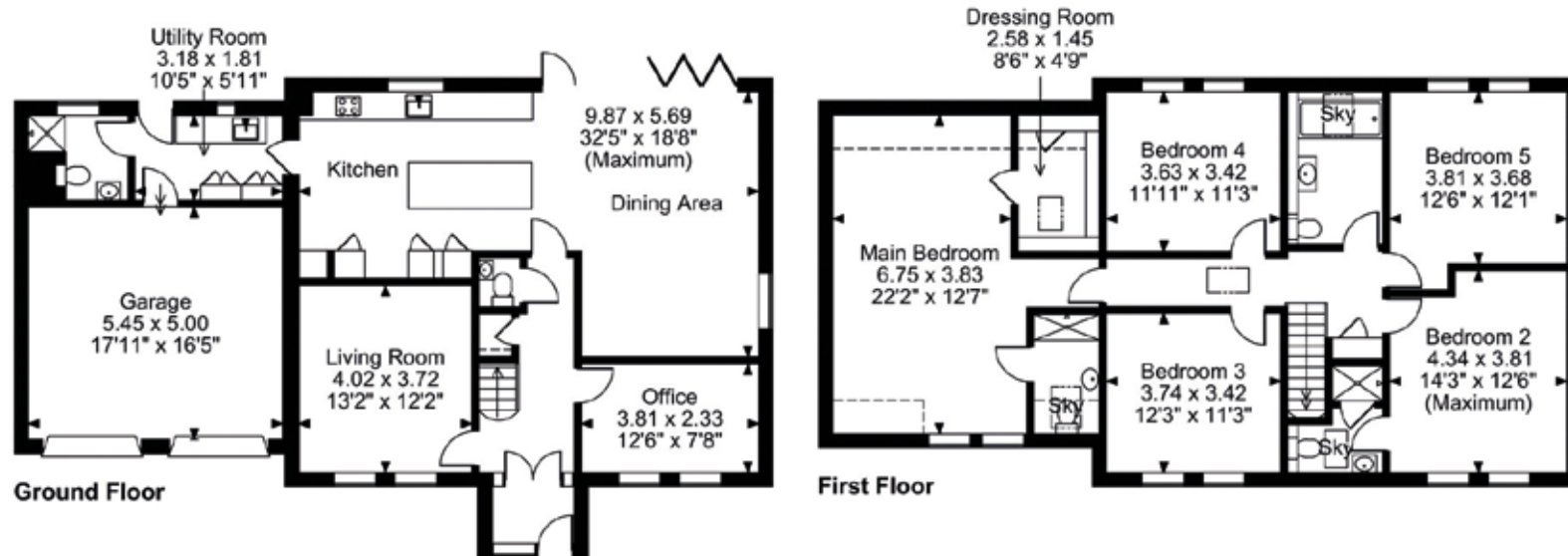
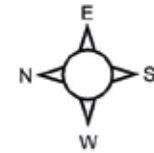
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Approximate Gross Internal Area

Main House = 2223 Sq Ft/207 Sq M

Garage = 294 Sq Ft/27 Sq M

Total = 2517 Sq Ft/234 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Council Tax Band Pending
Tenure: Freehold

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