FREEHOLD

£635,000



WILBE LODGE, HIGH VIEW RD, RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AR

- FIVE DOUBLE BEDROOMS (ONE EN-SUITE)
- COSY SITTING ROOM
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- OIL FIRED CENTRAL HEATING
- AMPLE PARKING
- LARGE KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- ANNEX PROVIDING MULTI-GENERATIONAL LIVING (COMPRISING KITCHEN & LIVING SPACE, BEDROOM AND WET ROOM)

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ENJOYING AN ATTRACTIVE SEMI-RURAL SETTING WITH FAR REACHING VIEWS TO THE REAR, KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS IMPRESSIVE MODERN FIVE DOUBLE BEDROOM FAMILY HOME THAT PROVIDES EXCEPTIONAL SPACE AND FLEXIBILITY, COMPLEMENTED BY AN ATTACHED SELF CONTAINED MULTI-GENERATIONAL ANNEX.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

UPVC door with glass & side panelling to -

Entrance Porch: Great for coat & shoe storage, tiled floor, radiator, door to -

Hall: Radiator, under-stairs cupboard.

Kitchen/Breakfast Room: 30' 3" x 10' 10" (9.22m x 3.31m), A perfect size for family gatherings, windows to two aspects let the light flood in. Shaker style wall and base units provide ample storage, complemented by wooden worktops, fitted oven with induction style hob and extractor, one and a half bowl sink unit with tiled splash-backs, tiled flooring, spotlights, two radiators, French doors to –

Sitting Room: 12' 10" x 10' 9" (3.9m x 3.27m), (can also be accessed from hall). Another light and airy room with French doors to rear garden, wood-burning stove with wood mantle over, T.V. point, spot lights, radiator.





Off the hall -

Utility Room: 6' 0" x 5' 10" (1.83m x 1.78m), Wood panel to walls with shelving, plumbing for washing machine, space for tumble dryer, cupboard.

Cloakroom: Comprising floating W.C and sink unit, radiator, tiled walls and floor.

First floor stairs to -

Landing: Access to loft, radiator.

Bedroom One: 12' 0" x 10' 10" (3.65m x 3.29m), Stunning views towards the village of Drybrook and surrounding countryside, radiator, fitted cupboard. En-suite comprising shower cubicle, low level W.C., pedestal wash hand basin, radiator, tiled floor, part tiled walls, window.

Bedroom Two: 12' 10" x ' " (3.92m x m), Another bedroom with views to the rear, double fitted wardrobes, radiator.

Bedroom Three: 14' 7" x 10' 8" (4.44m x 3.25m), Window to front, cupboard, radiator.

Bedroom Four: 13' 3" x 9' 10" (4.04m x 2.99m), Window to front, cupboard, radiator.

Bedroom Five: Window to rear, again with views, radiator, cupboard.

Family Bathroom: Beautifully fitted suite comprising free standing bath, sink with vanity unit, low level W.C., panelled radiator, tiling to floor & walls, window, cupboard.

Shower Room: Suite comprising low level W.C., wash hand basin, double shower cubicle, tiled floor and walls, radiator, window.

ANNEX:

From the entrance porch, a door leads to the annex - ideal for grandparents or teenagers wanting their own space, this versatile additional accommodation offers the opportunity to enjoy close family connections whilst retaining a degree of privacy and independence.

Kitchen/Living Area: 13' 11" x 9' 10" (4.24m x 2.99m)
Wall and base units provide storage, Belfast sink, tiled splash-backs, wood breakfast bar, wood effect floor.

Bedroom: 12' 10" x 8' 8" (3.91m x 2.64m)
Door and window to rear garden, glass fronted wardrobes, radiator.

Wet Room: Shower, low level W.C., wash hand basin with vanity unit, tiled walls.

Outside: Large gravel area to the front of the property provides ample off road parking. There is pedestrian access to the rear gardens where a large patio area provides a great space for outdoor entertaining, steps lead down to a lawn and there is another patio/seating area and large workshop, fenced boundaries. The garden has lovely views once again towards the village of Drybrook.

Note: The oil boiler providing central heating and domestic hot water is situated on the patio.



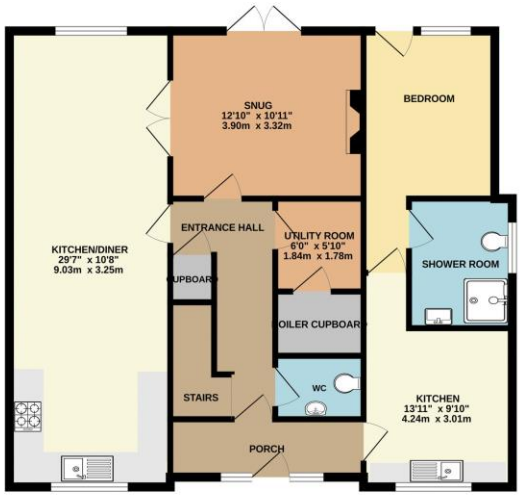




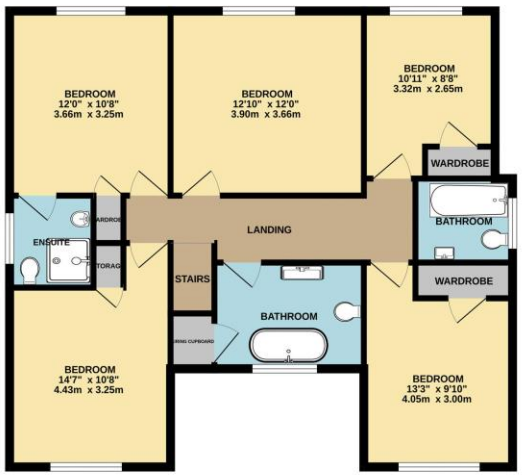


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.

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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