



Forest Bungalow
Ruardean Hill, Ruardean Hill, Drybrook GL17 9AR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £310,000

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****PRICED TO SELL** **MOTIVATED OWNER** A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM DETACHED DORMER BUNGALOW occupying CORNER PLOT with VERSATILE ACCOMMODATION LAID OUT OVER TWO FLOORS, benefitting from an EN-SUITE PRINCIPAL BEDROOM and FURTHER BEDROOM ON THE FIRST FLOOR, TWO ADDITIONAL DOUBLE BEDROOMS ON THE GROUND FLOOR, A LARGE GATED PARKING AREA with BRICK BUILT SHED/WORKSHOP HAVING POWER AND LIGHTING and an ENCLOSED PRIVATE REAR GARDEN. The property is LOCATED WITHIN THE PEACEFUL AND SOUGHT AFTER VILLAGE OF RUARDEAN HILL being WITHIN THE DENE MAGNA SECONDARY SCHOOL CATCHMENT AREA and is OFFERED WITH NO ONWARD CHAIN.**

The accommodation briefly comprises an ENTRANCE HALL, LOUNGE with LOG BURNER, KITCHEN, STUDY, TWO BEDROOMS, FAMILY BATHROOM and a CONSERVATORY on the ground floor with EN-SUITE PRINCIPAL BEDROOM and FURTHER BEDROOM on the first floor. The property enjoys fine FAR REACHING VIEWS to the side and rear aspects, is LPG GAS CENTRALLY HEATED and DOUBLE GLAZED.

Ruardean Hill is a small village located in the Forest of Dean district of Gloucestershire. It is situated on a hilltop in the northern part of the Forest of Dean, approximately 15 miles (24 kms) west of the cathedral city of Gloucester.

Known for its scenic views and its location within the beautiful natural surroundings of the Forest of Dean, the village offers a tranquil and rural atmosphere, making it an ideal place for those seeking a peaceful lifestyle. While Ruardean Hill is a small village, it offers some essential amenities for residents including a primary school and a village hall. Additionally, the village is in proximity to nearby towns and villages where further services and facilities can be found.

Ruardean Hill provides access to outdoor activities and nature trails. with opportunities for walking, cycling, and exploring the woodlands. Nearby attractions such as Symonds Yat and the Wye Valley are within easy reach.



A front aspect upvc door with window to side leads into;

ENTRANCE HALL

A central hallway with useful cupboard, laminate wood effect flooring, radiator, doors lead off to the kitchen, bedrooms three and four, family bathroom and the study.

BEDROOM FOUR

8'3 x 11'1 (2.51m x 3.38m)

A double room with a radiator and dual aspect windows.

BEDROOM THREE

7'5 x 12'1 (2.26m x 3.68m)

A double room with a radiator and side aspect window with views towards the Forest.

KITCHEN

11'9 x 9'8 (3.58m x 2.95m)

Comprising a range of wall and base level units with laminate worktops and tiled splashbacks, integral ceramic sink unit with drainer, built in electric oven, electric hob and extractor hood. There is space for a fridge/freezer and plumbing for a washing machine. Vertical radiator, red quarry tiled floor, internal window and wooden door give access to the conservatory, an opening leads through to the lounge.

LIVING ROOM

16'5 x 9'1 (5.00m x 2.77m)

A bright space having dual aspect windows, feature wood burning stove set on a stone hearth, radiators.

BATHROOM

7'11 x 6'10 (2.41m x 2.08m)

Comprising a modern three piece white suite comprising a jacuzzi bath, close coupled w.c and pedestal washbasin. Airing cupboard, vertical radiator, tiled walls and floor, obscured rear aspect window.





STUDY

7'11 x 8'10 (2.41m x 2.69m)

An ideal work from home space with a radiator and laminate wood effect flooring, stairs ascend to the first floor landing with cupboard below housing the lpg gas-fired combi boiler, rear aspect window overlooks the garden.

CONSERVATORY

9'5 x 11'11 (2.87m x 3.63m)

With light and power, tiled floor, sliding patio doors lead to the rear garden.

LANDING

Exposed timber floorboards, access to eaves storage, rear aspect window having far reaching Forest views, doors lead off to bedrooms one and two.

BEDROOM ONE

19'0 x 9'10 (5.79m x 3.00m)

Radiator, access to eaves storage, front aspect skylight and rear aspect window having far reaching Forest views. Door leads into;

EN-SUITE SHOWER ROOM

7'2 x 5'0 (2.18m x 1.52m)

Comprising a mains fed shower cubicle, close coupled w.c and wall mounted washbasin. Heated towel rail, tiled walls and floor, front aspect skylight.

BEDROOM TWO

9'1 x 11'8 (2.77m x 3.56m)

Radiator, access to eaves storage, side aspect window having far reaching Forest views and front aspect skylight.

PARKING

A pair of large wooden gates open onto a generous gravelled parking area to the side of the property suitable for parking three/four vehicles with space even for a camper van.

OUTSIDE

To the side of the property off of the parking area is a brick built shed/workshop with power and lighting, gravelled steps and a path lead from the parking area to the front entrance. The rear garden is mostly laid to lawn with a variety of small trees and bushes, and is enclosed by fencing.

PARKING

A set of wooden double gates, opening from Ridge Walk, leads to a spacious gravel driveway with room to comfortably accommodate three to four vehicles.

DIRECTIONS

From Mitcheldean proceed along the A4136 and continue straight over the traffic lights at Nailbridge. Continue along taking the first turning right on to Highview Road. Proceed up the hill into the village of Ruardean Hill, where the property can be found after a short distance on the right hand side. The parking is accessed via Ridge Walk.

SERVICES

Mains water, drainage, electricity. LPG.

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. Rate TBC

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

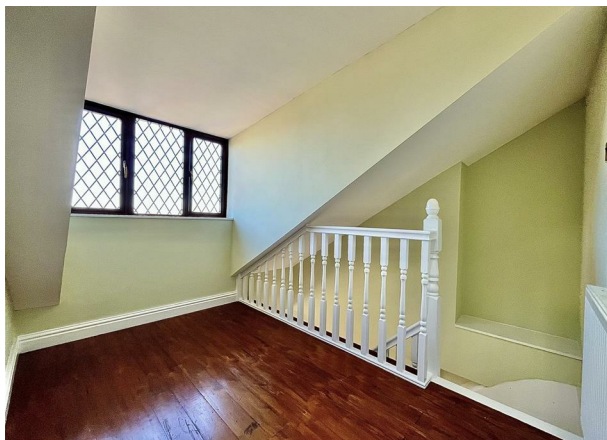
TENURE

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

MONEY LAUNDERING REGULATIONS





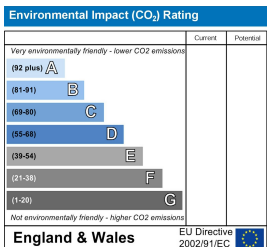
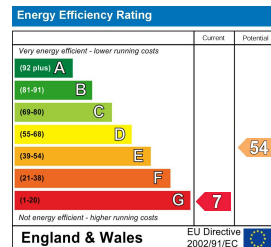
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





MISREPRESENTATION DISCLAIMER

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.





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