



26 Hart Green
Ruspidge, Cinderford GL14 3AB



STEVE GOOCH
ESTATE AGENTS | EST 1985

26 Hart Green

£350,000

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VIRTUAL TOUR AVAILABLE

Steve Gooch Estate Agents are delighted to offer for sale this **FOUR BEDROOM DETACHED FAMILY HOME** with **AMPLE OFF ROAD PARKING, ENCLOSED GARDENS, GARAGE, CENTRAL HEATING** and **DOUBLE GLAZING THROUGHOUT.**

26 Hart Green comprises **ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY & CLOAK ROOM** to the ground floor. **BEDROOM ONE** with **EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM** and **LOFT SPACE** to the first floor.

Ruspidge is a small village located in the Forest of Dean district of Gloucestershire. It is situated approximately 2 miles (3 kilometres) southeast of the town of Cinderford.

Ruspidge benefits from its location within the Forest of Dean, allowing residents to enjoy the natural beauty and recreational opportunities that the area offers. The forest is home to various wildlife species and provides an ideal setting for nature walks and wildlife spotting.

The village features a mix of residential properties, including traditional stone cottages and more modern housing developments. The surrounding countryside provides opportunities for outdoor activities such as walking, cycling, and exploring the woodlands.

While Ruspidge is a small village, it provides some essential amenities for its residents. These include a local shop, a primary school, a village hall, and a few local businesses. The village is also in proximity to nearby towns and villages where additional services and facilities can be found.



Canopy style porch with outside lighting and power points, steps lead to the front door with glazed panels giving access into:

ENTRANCE HALL

Stairs to first floor, ceiling light, smoke alarm, coving, Hive central heating control, single radiator, power point and tiled flooring. Timber door gives access into

CLOAKROOM

Comprises close coupled WC, vanity wash basin with monobloc tap and cupboard beneath, ceiling light, tiled floor, single radiator, window to front aspect.

UTILITY

Lighting, gas boiler, tiled floor, single radiator, power points, telephone point, side aspect window, potential for home office/study/utility room.

KITCHEN

Comprises one and a half bowl single drainer stainless steel sink with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, timber tongue and groove clad ceiling with LED lighting, built-in Neff double oven, four ring gas hob, space for washing machine, space for larder style freezer, tiled flooring, double radiator, power points, rear aspect window overlooking the garden, side aspect window and door to the driveway. Opening to understairs storage are with lighting.

DINING ROOM

Ceiling light, coving, power points, double radiator, tiled flooring, rear aspect sliding door to the garden. Archway opening gives access to:

LIVING ROOM

Ceiling lights, coving, wall lights, large radiator, feature fireplace with gas living flame fire inset, power points, wood laminate flooring, front aspect window overlooking the garden and driveway.

Stairs to the first floor leading to:

LANDING

With radiator and power points.





BEDROOM ONE

Inset ceiling lights, lazy boy light switch, single radiator, power points, range of built-in wardrobes with hanging rail and shelving, front aspect window over looking garden and views towards forest and woodland. Opening to:

EN-SUITE

Close coupled W.C, pedestal wash hand basin with monobloc mixer tap over, shower cubicle with mains fed shower with conventional and drencher head, ceiling light, part tiled walls, single radiator with side aspect obscure window.

BEDROOM TWO

Ceiling light, access to store cupboards, power points, single radiator, access to roof space, front aspect window with views towards forest and woodland.

BEDROOM THREE

Directional ceiling spotlights, single radiator, power points, rear aspect window overlooking the rear garden.

BEDROOM FOUR

Ceiling light, power points, radiator, exposed floorboards, rear aspect window

FAMILY BATHROOM

Comprising ceiling light, white suite with close coupled W.C, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, white side panel bath with mixer tap fitting, radiator, wood laminate effect flooring, obscure window, shaver light and point.

LOFT

Accessed via a drop-down ladder, power and lighting, currently used as storage could potentially make a play space.

GARAGE & PARKING

Garage with up and over door with storage space to the front. Rear section has been converted into a room with power and lighting, could be used as office/games room. Driveway with gates providing parking for around four/five vehicles.

OUTSIDE

Gated access leads to a patio area at the rear and gardens enclosed by picket and conventional fencing, outside lighting and tap.

DIRECTIONS

From the Mitcheldean office proceed to the mini-roundabout turning right onto the A4136, continue over Plump Hill and on reaching the traffic lights at Nailbridge turn left signposted to Cinderford, continue along taking the second turning right into Broadmoor Road, follow this road to the mini roundabout, take the right turn and continue along Valley Road to the T-junction, turn left up St Whites Road, take the third turning right into Ruspidge Road, proceed along here for approximately 150 yards where the property can be found on the left hand side.

SERVICES

Mains electricity, gas, water and drainage. Broadband - Standard

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.

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.

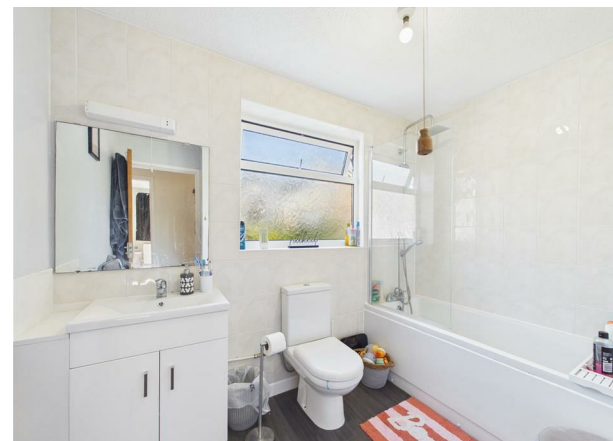
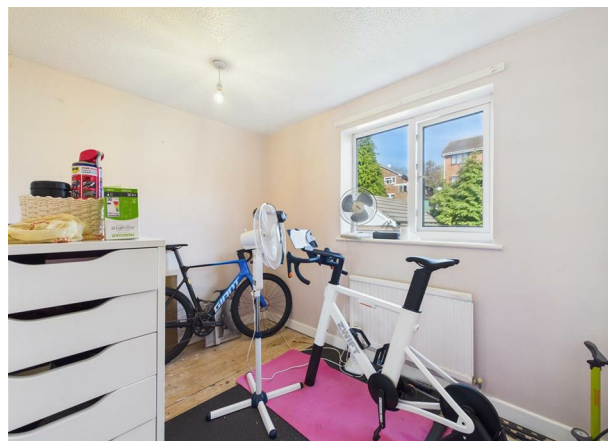
MONEY LAUNDERING REGULATIONS

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)

TENURE

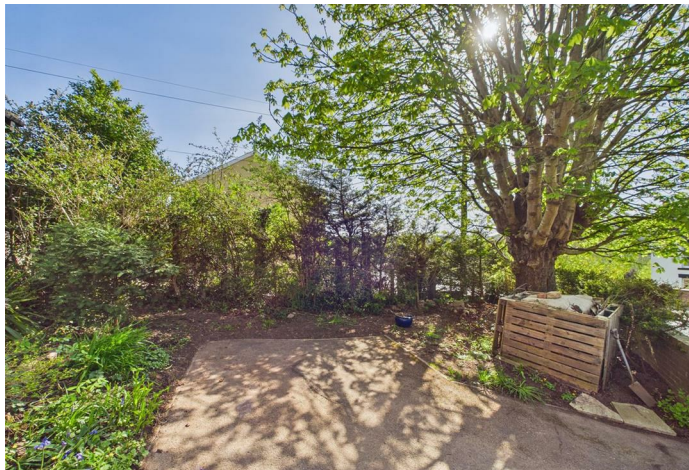
Freehold

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.





Approximate total area⁽¹⁾

1236 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

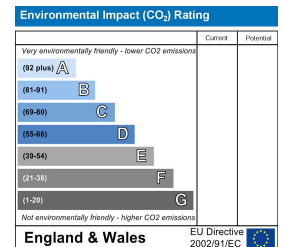
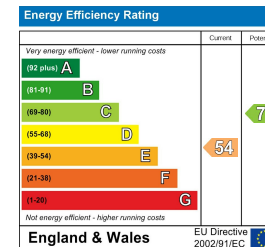
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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