



Broadlands Farm Road
Ruardean Woodside, Ruardean GL17 9XL



STEVE GOOCH
ESTATE AGENTS | EST 1985

Broadlands Farm Road

£500,000

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*****VIRTUAL TOUR AVAILABLE*** Steve Gooch Estate Agents are delighted to offer for sale this VERY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW, ENJOYING BEAUTIFUL VIEWS TOWARDS FIELDS, COUNTRYSIDE AND THE WELSH MOUNTAINS. Further benefits include ENCLOSED MATURE GARDENS with VARIOUS OUTBUILDINGS and VEGETABLE PRODUCE AREAS, a LARGE GARAGE/WORKSHOP, OFF ROAD PARKING FOR FOUR VEHICLES and a MULTI-FUEL STOVE, together with OIL-FIRED CENTRAL HEATING and DOUBLE GLAZING.**

The accommodation comprises ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, INNER HALLWAY, KITCHEN/DINING ROOM, CONSERVATORY, THREE BEDROOMS and BATHROOM.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities including primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland.

The nearby village of Drybrook has a range of amenities to include, chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, rugby club and a bus service to Gloucester and surrounding areas.



The property is accessed via a composite front door with obscure double glazed panel inset and to either side leading into the:

PORCH

3'8 x 6'9 (1.12m x 2.06m)

Ceiling light, obscure upvc double glazed door leading into the Hallway, obscure double glazed windows to either side.

HALLWAY

Ceiling lights, inset ceiling spots, feature stone cladding to walls, power points, wood laminate flooring, ceiling light, door to storage cupboard, shelving space, central heating thermostat controls, door to airing cupboard housing the hot water cylinder with slatted shelving space, door into:

CLOAKROOM

7'6 x 3'11 (2.29m x 1.19m)

White suite with close coupled w.c, pedestal wash hand basin, half tiled walls, continuation of the wood laminate flooring, ceiling light, single radiator, shaver point, door giving access into storage cupboard, front aspect upvc obscure double glazed window.

LOUNGE

20'8 x 12'4 (6.30m x 3.76m)

Ceiling light, coving, feature fireplace with multifuel stove inset, timber lintel above, slate hearth, feature alcoves to walls with wall light points, power points, telephone point, continuation of the wood laminate flooring, radiator, front aspect sliding patio door overlooking the front garden, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over fields and countryside.





KITCHEN/DINING AREA

8'10 x 20'11 (2.69m x 6.38m)

Kitchen- One and a half bowl single drainer sink unit with monobloc mixer tap over, boiling hot water tap, square edge worktops, matching upstands, tiled surrounds, forest scene splashback, built-in Neff hob with extractor hood above, built-in Neff double ovens, inset ceiling spots, range of base level lighting, continuation of the wood laminate flooring, space for automatic washing machine, space for tumble dryer, rear aspect upvc double glazed window overlooking the garden with views towards fields, countryside and the Welsh mountains.

Dining Area- Ceiling spots, matching cupboards, worktops, upstands and tiled surrounds, power point, telephone point, radiator, space for freestanding fridge/freezer, rear aspect upvc double glazed window opening into the conservatory with far reaching views over the garden, fields and countryside.

CONSERVATORY

9'7 x 13'2 (2.92m x 4.01m)

Dwarf wall construction with upvc double glazed window to all sides, lighting, radiator, power points, double glazed panel door opening onto the garden with views towards fields, countryside and towards the Welsh Mountains in the distance.

BEDROOM ONE

11'9 x 12'9 (3.58m x 3.89m)

Ceiling light, radiator, power points, front aspect window overlooking the front garden.

BEDROOM TWO

11'09 x 11'11 (3.58m x 3.63m)

Ceiling light, range of built-in handmade bedroom furniture to include wardrobes, shelving and drawers, single radiator, power points, front aspect upvc double glazed window overlooking the front garden.

BEDROOM THREE

12'1 x 9'9 (3.68m x 2.97m)

Ceiling light, range of built-in bedroom furniture to include various wardrobe, hanging rail and drawer options, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over fields and countryside.

FAMILY BATHROOM

Quadrant shower cubicle, mains fed shower, conventional and drencher head fitting, concealed cistern w.c, vanity wash basin with monobloc mixer tap over, range of vanity units, cupboards and storage, ceiling light, fully tiled walls and flooring, chrome heated towel radiator, extractor fan, rear aspect upvc obscure double glazed window.



INTEGRAL GARAGE

24'4 x 8'10 (7.42m x 2.69m)

Accessed via a single up & over door, personal door and window to rear, power, lighting.

PARKING

A pair of five bar wooden gates, one vehicle and one pedestrian, lead up the tarmacked driveway suitable for three to four vehicles.

OUTSIDE

Steps and a pathway lead to the front door. The front garden is laid to lawn with flower borders, shrubs and bushes, and small trees, all enclosed by walling. There is also an outside light, an outside seating area, and a wood store to the front.

A personal door from the garage gives access to a block-built garden shed/store with corrugated roof, personal door and window.

The rear garden includes an oil storage tank, paved seating areas, lawned areas, flower borders, shrubs and bushes, and vegetable plots. It is enclosed by picket fencing and partly by dry stone walling, and also benefits from an outside tap.

The property further benefits from uPVC fascias and guttering.

DIRECTIONS

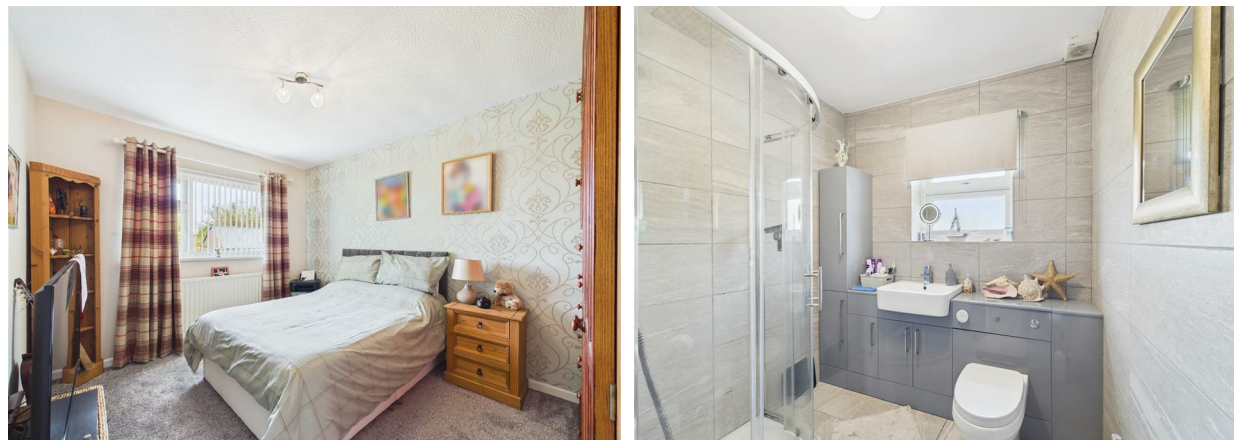
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill, upon reaching traffic lights at Nailbridge, take the turning right into Highview Road. Proceed up over Ruardean Hill, following the road around to the left hand side. At the 90 degree left, filter right onto Farm Road where the property can be found after a short distance on the right hand side.

SERVICES

Mains water, electricity. Septic tank. Oil

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.





LOCAL AUTHORITY

Council Tax Band: D
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.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports).

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)





Approximate total area⁽¹⁾
1489 ft²

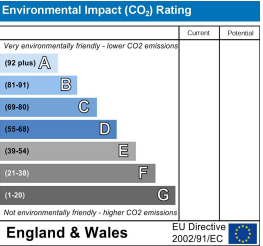
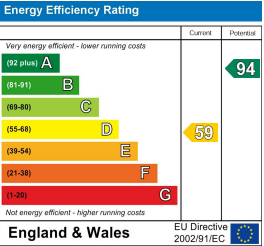
(1) Excluding balconies and terraces

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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