



Apple Tree Cottage Ashdene Road
The Pludds, Ruardean GL17 9UQ

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £625,000

An EXCEPTIONAL OPPORTUNITY to acquire a SPACIOUS and BEAUTIFULLY PRESENTED FOUR-BEDROOM, TWO-BATHROOM SEMI-DETACHED CHARACTER COTTAGE, believed to date back to 1865. This CHARMING HOME is complemented by a FULLY SELF-CONTAINED ONE-BEDROOM ANNEXE and is set within STUNNING GARDENS and GROUNDS extending to OVER A THIRD OF AN ACRE . Idyllically situated in the HIGHLY SOUGHT-AFTER semi-rural hamlet of The Pludds, the property enjoys a PEACEFUL position along a QUIET SINGLE TRACK LANE.

Apple Tree Cottage is the PERFECT HOME FOR FAMILIES LOOKING FOR VERSATILE LIVING ACCOMMODATION IN A PEACEFUL LOCATION, with its DETACHED ONE BEDROOM ANNEXE SUITING MULTI-GENERATIONAL LIVING ARRANGEMENTS. There are SEVERAL OUTBUILDINGS including a DETACHED GARAGE, WORKSHOP AND GYM.

The accommodation briefly comprises ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER, STUDY, SHOWER ROOM and UTILITY to the ground floor with FOUR BEDROOMS AND BATHROOM to the first floor. The annexe comprises ENTRANCE HALL, SITTING ROOM, OPEN PLAN KITCHEN/DINING/LOUNGE to the ground floor and a DOUBLE BEDROOM with SHOWER ROOM on the first floor.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The hamlet of The Pludds offers numerous scenic footpaths and bridleways, many accessible near Apple Tree Cottage. The forest is ideal for wildlife spotting, nature walks, and exploring the surrounding landscape.

The village offers a range of village amenities including a primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year. The area still retains remnants of its industrial past, including old mine workings and mining-related structures.





The property is approached from the front aspect via a glazed wooden door leading into;

ENTRANCE HALL

Radiator, tiled floor, doors lead off to the living room and kitchen/diner.

LIVING ROOM

17'00 x 11'04 (5.18m x 3.45m)

A charming and comfortable space featuring a large original fireplace with slate hearth and inset wood burning stove, Gigaclear fibre point, radiator, tiled floor, two hardwood front aspect double glazed windows with wooden shutters overlook the front garden, stairs lead to the first floor landing, door leads into;

KITCHEN/DINING ROOM

20'00 x 10'00 (6.10m x 3.05m)

A great space for family get together with matching wall and freestanding base level units with tiled splash-backs and an inset 1.5 bowl stainless steel sink unit with drainer, space for a electric range cooker. The original fireplace makes a lovely centre piece with its stone hearth and inset multi fuel burning stove, tiled floor, side and rear aspect hardwood double glazed windows with wooden shutters overlooking the garden, a door leads into;

REAR HALL

Built-in cloak cupboard, radiator, tiled floor, side aspect hardwood double glazed window and door leading to the rear garden. Doors lead off to the study, shower room and utility room.

UTILITY ROOM

5'10 x 5'09 (1.78m x 1.75m)

With space and plumbing for a washing machine, tumble dryer and fridge/freezer, houses the oil-fired Worcester boiler.

SHOWER ROOM

Comprises a modern suite that includes a shower cubicle with electric shower and tiled surround, close coupled w.c and vanity washbasin. Heated towel rail, tiled floor, obscured hardwood double glazed side aspect window.

OFFICE

10'05 x 9'05 (3.18m x 2.87m)

An ideal work from home space with potential to be used as a double bedroom, radiator, tiled floor, dual aspect hardwood double glazed windows overlook the garden.

LANDING

Having loft access, airing cupboard housing the hot water immersion tank. Doors lead off to the four bedrooms and bathroom.



BEDROOM ONE

13'06 x 11'04 (4.11m x 3.45m)

Enjoys lovely views over the garden and surrounding fields, built in triple wardrobes, exposed floorboards, radiator.

BEDROOM TWO

11'05 x 10'02 (3.48m x 3.10m)

Radiator, dual aspect hardwood double glazed windows with views over the garden.

BEDROOM THREE

10'10 x 9'11 (3.30m x 3.02m)

Built-in single wardrobe, radiator, rear aspect hardwood double glazed window with views of the garden.

BEDROOM FOUR

11'04 x 7'11 (3.45m x 2.41m)

Radiator, front aspect hardwood double glazed window with lovely views of the garden and fields.

BATHROOM

7'02 x 5'07 (2.18m x 1.70m)

Comprising a wooden panelled bath, high level w.c and vanity washbasin unit, radiator, side aspect hardwood double glazed window.

THE ANNEXE

Providing self contained ancillary accommodation to the main residence being ideal for guest accommodation or multi-generational living. Relevant permissions will be required for holiday let use.

A glazed stable door leads into;

HALLWAY

With a tiled floor, side aspect double glazed window. Inner door leads into;

LOUNGE

11'11 x 11'03 (3.63m x 3.43m)

A snug and comfy room with a tiled floor and underfloor heating, tv point, stairs lead to the first floor bedroom with cupboard under housing the underfloor heating system, side aspect double glazed window, door leads into;

KITCHEN/LIVING ROOM

21'04 x 16'05 (6.50m x 5.00m)

A light and airy space comprising a kitchen/living room. The fully fitted kitchen features a range of matching wall and base level units with laminate worktops and tiled splash-backs, an inset 1.5 bowl stainless steel sink unit with drainer, integral appliances include an electric oven, hob with extractor hood above, fridge and freezer. Central to the room is a multi fuel burning stove sat on a stone hearth, tiled floor with underfloor heating, dual aspect double glazed windows and French doors that lead out to the garden.







BEDROOM

12'01 x 11'11 (3.68m x 3.63m)

A good sized double room with dual aspect double glazed windows and skylights, exposed wood flooring, door leads to;

SHOWER ROOM

Comprising a shower cubicle with electric shower, close coupled w.c and wall mounted washbasin, tiled walls and floor, skylight.

PARKING

There is gated parking for two vehicles situated between the cottage and annexe, and a further space via gates in front of the garage at the bottom of the garden.

OUTSIDE

Apple Tree Cottage enjoys mature gardens and grounds in excess of a third of an acre, mostly south-facing with the current owners taking great care in the maintenance and presentation.

The various outbuildings include a detached garage 18'06x11'06 that is accessed via an electric roller door and benefitting from power and lighting with useful storage space above and a side door. A workshop is joined to the annexe with power and lighting. To the rear of the property is a block of buildings that includes a home gym 11'07x10'09 having power and lighting, an oil tank store and wood store.

The cottage style front garden comprises raised planters with a variety of colourful flowers, a gated path from the parking area leads through this area to the front door. A further lawned garden to the rear and side of the annexe comprises a small pond, vegetable patch and greenhouse. The garage can be accessed from here via a gated archway.

The enclosed rear garden comprises a patio seating area, lawn with borders and a shed. It also includes a water feature, apple, pear and Victoria plum trees, rambling roses and a range of mature shrubs. There is a further gated access to the lane. A bottom garden forms an orchard with apple, plum and damson trees, and a soft fruit area with rhubarb, gooseberry, strawberry, fig and raspberry plants.

DIRECTIONS

What3Words/// reserves.truffles.counts- From the Nailbridge traffic lights on the A4136, continue in the direction of Coleford and Monmouth. Upon entering the village of Brierley, take the second right signposted The Pludds and follow this road up the hill for approx. a mile. Upon entering The Pludds, take the second right turn into Ashdene Road, the property can be found on the right hand side after a short distance.

AGENTS NOTE

The neighbouring property has a pedestrian right of way over the car parking area to gain access to their property.

SERVICES

Mains water, electricity, septic tank, oil.
Underfloor heating in Annexe

LOCAL AUTHORITY

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



WATER RATES

Severn Trent

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

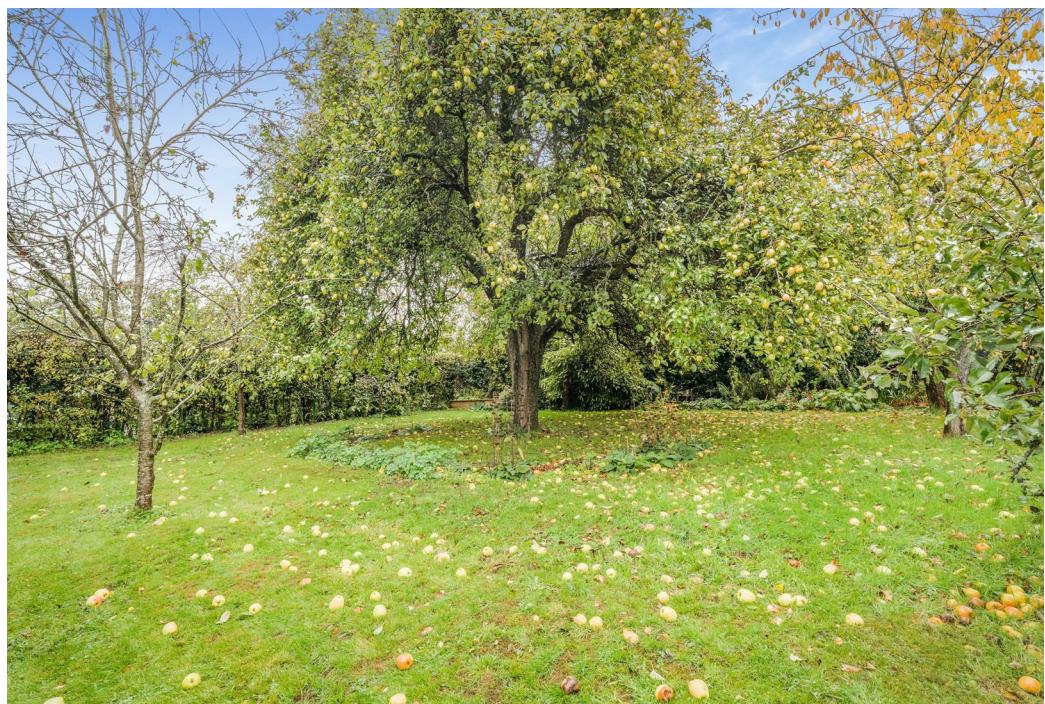
MONEY LAUNDERING REGULATIONS

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).





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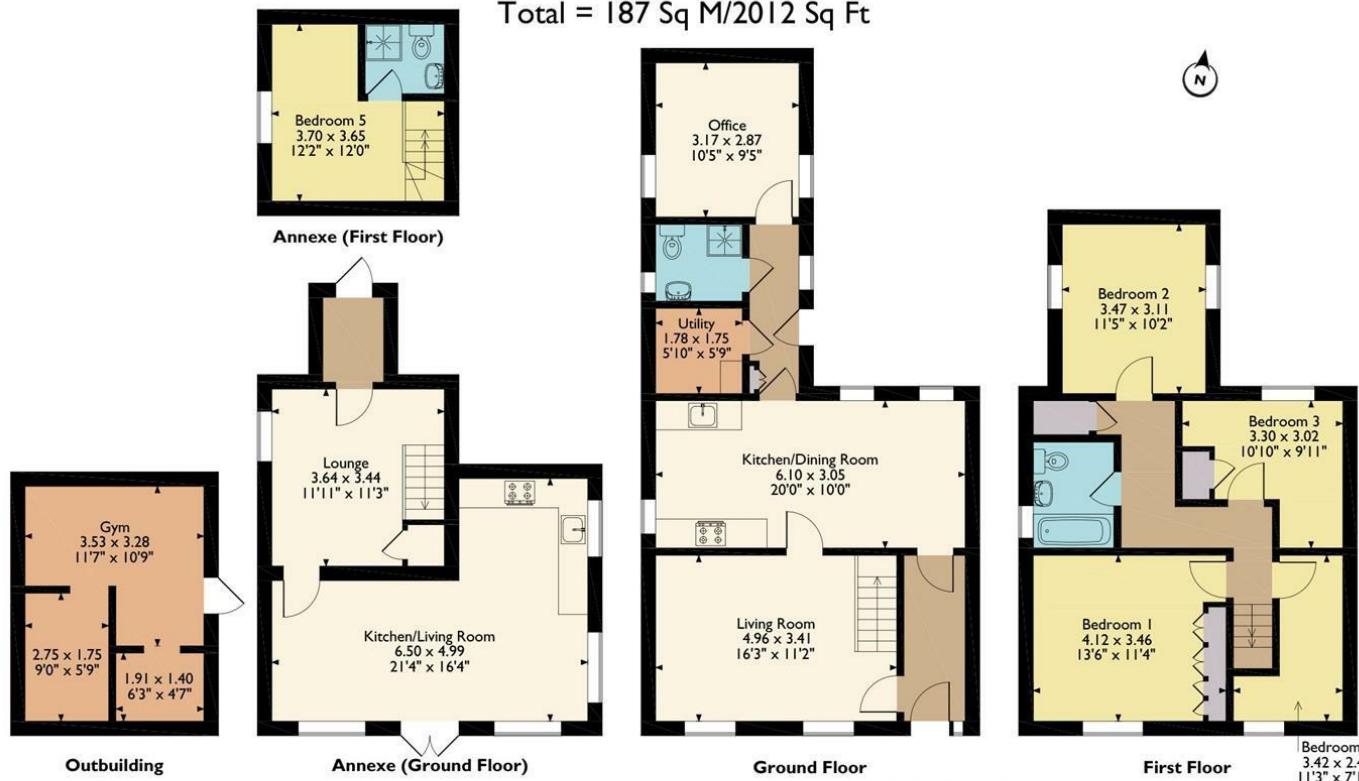
Approximate Gross Internal Area

Main House = 115 Sq M/1237 Sq Ft

Annexe = 54 Sq M/581 Sq Ft

Outbuilding = 18 Sq M/194 Sq Ft

Total = 187 Sq M/2012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		





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