



1 Melville Cottages Perrys Court Lane
Ruardean GL17 9UR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

CONSTRUCTED IN 2025 TO AN EXCEPTIONAL SPECIFICATION, this BRAND NEW EXECUTIVE DETACHED RESIDENCE offers FIVE GENEROUS DOUBLE BEDROOMS with TWO EN-SUITE SHOWER ROOMS and OVER 2,280 SQ.FT of beautifully appointed versatile accommodation. TUCKED AWAY at the end of a PEACEFUL LANE on the edge of RUARDEAN VILLAGE within the HEART OF THE FOREST OF DEAN, the property enjoys a superb balance of PRIVACY and ACCESSIBILITY in a TRULY IDYLIC SETTING.

This LIGHT AND AIRY HOME boasts an INTEGRAL DOUBLE GARAGE, PRINCIPAL BEDROOM SUITE with EN-SUITE SHOWER ROOM and WALK-IN WARDROBE, SECOND BEDROOM with EN-SUITE SHOWER ROOM, BEAUTIFULLY FITTED AND WELL EQUIPPED HIGH QUALITY KITCHEN/DINING/FAMILY ROOM with BI-FOLDING DOORS LEADING OUT TO THE REAR GARDEN, TWO RECEPTION ROOMS, UTILITY ROOM and DOWNSTAIRS SHOWER ROOM.

Externally the property benefits from DRIVEWAY PARKING FOR THREE VEHICLES and an ENCLOSED PRIVATE REAR GARDEN with SPACIOUS PATIO and LAWNED AREAS. The property looks out onto a wilderness area with views beyond to the Welsh Mountains.

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 village offers a range of village amenities including a shop, 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 village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.





A front aspect composite door leads into;

ENTRANCE PORCH

3'3 x 5'8 (0.99m x 1.73m)

A pair of glazed oak doors leads into;

ENTRANCE HALL

A bright and welcoming central hall with stairs ascending to the first floor landing, under stairs storage cupboard, underfloor heating that extends throughout the property, doors lead off to the sitting room, study/play room, kitchen/dining/family room and w.c.

W.C

Comprising a close coupled w.c and washbasin.

SITTING ROOM

12'11 x 11'11 (3.94m x 3.63m)

Having a front aspect window that floods the room with natural light and underfloor heating. Ideal for cosy evenings.

STUDY/PLAYROOM

7'5 x 12'3 (2.26m x 3.73m)

Front aspect window bathing the room in natural light and underfloor heating, making for a comfortable space to work from home or for young children to play.

KITCHEN/DINING/FAMILY ROOM

18'5 x 32'1 (5.61m x 9.78m)

Featuring a beautiful fully equipped kitchen comprising a range of stylish wall and base level cabinetry and central island with breakfast bar and quartz worktops. Built in appliances include a dishwasher, two electric ovens, a microwave oven and five ring induction hob. There is space and plumbing for an American style fridge/freezer. There is ample space for a large dining table and sofa with provisions for a wall mounted t.v making this space ideal for family gatherings and entertaining. Triple bi-fold doors seamlessly lead out to the rear garden. The space is finished off with oak herringbone flooring with underfloor heating. A door leads into;

UTILITY ROOM

5'10 x 10'2 (1.78m x 3.10m)

Comprising a Belfast style sink unit, space and plumbing for a washing machine, useful built in storage cupboards, a rear door leads to the garden, internal doors lead to the integral double garage and shower room.



SHOWER ROOM

5'9 x 4'3 (1.75m x 1.30m)

Comprising a mains fed waterfall shower, low level w.c and vanity washbasin unit. Tiled walls and flooring, heated towel rail, obscured rear aspect window.

INTEGRAL DOUBLE GARAGE

16'4 x 17'8 (4.98m x 5.38m)

Accessed from the front aspect via a pair of single roller doors (one door having power), benefitting from power and lighting. The garage also houses the pressurised hot water cylinder.

FIRST FLOOR LANDING

Oak framed stairs ascend to the landing having loft access, built in storage cupboard and doors leading off to all five bedrooms and the family bathroom.

PRINCIPLE BEDROOM SUITE

21'9 x 12'4 (6.63m x 3.76m)

Two front aspect windows provide natural light and a superb view for this most spacious room that also boasts a walk-in wardrobe fitted with storage and shelving. Underfloor heating adds a cosy feel. A door leads into;

EN-SUITE SHOWER ROOM

8'4 x 4'7 (2.54m x 1.40m)

Comprising a mains fed walk-in rainfall shower with glass screen, low level w.c and floating vanity washbasin unit. Tiled floor and walls, heated towel rail and skylight.

WALK-IN WARDROBE

8'3 x 4'7 (2.51m x 1.40m)

BEDROOM TWO

14'0 x 12'3 (4.27m x 3.73m)

A good sized double room with underfloor heating, two front aspect windows with views, a door leads into;

EN-SUITE SHOWER ROOM

7'2 x 3'1 (2.18m x 0.94m)

Comprising a mains fed walk-in rainfall shower with glass screen, low level w.c and vanity washbasin unit. Heated towel rail, tiled walls and flooring, skylight.

BEDROOM THREE

11'11 x 12'3 (3.63m x 3.73m)

BEDROOM FOUR

11'0 x 12'1 (3.35m x 3.68m)

A double room with underfloor heating and front aspect windows with views.

BEDROOM FIVE

11'0 x 11'8 (3.35m x 3.56m)

A double room with underfloor heating and rear aspect windows.







FAMILY BATHROOM

10'0 x 5'9 (3.05m x 1.75m)

A beautifully finished crisp white suite with bronze fittings, bath with concealed taps, low level w.c and floating vanity washbasin unit. Heated towel rail, partly tiled walls, tiled flooring and skylight.

PARKING

The property benefits from driveway parking for three vehicles and an integral double garage.

OUTSIDE

The thoughtfully designed, low-maintenance gardens offer a delightful blend of form and function, featuring a gently sloping lawn to the rear and an expansive patio terrace leading directly from the kitchen/dining/family room—perfect for al fresco dining, relaxing, and entertaining. There is convenient access to both sides of the property, while well-stocked planted beds provide an attractive burst of colour throughout the seasons.

DIRECTIONS

What3Words/// silence.schematic.spooned- From our Mitcheldean office, head towards the A4136 and take the second exit at the mini-roundabout signposted Cinderford and Coleford. Continue up and over Plump Hill, then turn right at the Nailbridge traffic lights signposted Ruardean. Continue along the Morse Road and enter the village of Ruardean. Continue through the village passing the church and car garage, then take the second left into Perrys Court Lane. Continue to the end where the property can be found on the left.

SERVICES

Mains water, drainage, electricity. Air source heat pump. Underfloor heating.

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

WATER RATES

Severn Trent

TENURE

Freehold

PROPERTY SURVEYS

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





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 SURVEY

Qualified Chartered Surveyors (with over 20 years experience) 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)









Floor 0



Floor 1



Approximate total area⁽¹⁾

2352 ft²

Reduced headroom

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

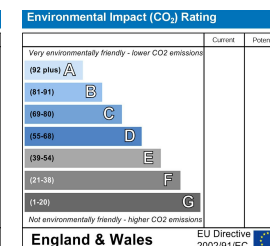
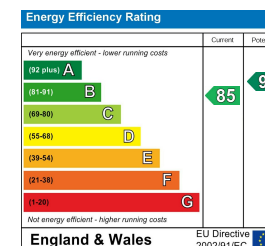
Below 5 ft

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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