

3 Caudle Cottages Caudle Lane
Ruardean GL17 9TL

STEVE GOOCH
ESTATE AGENTS | EST 1985

£225,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM END TERRRACED FOREST COTTAGE comprising: Lean-to/Sunroom area, Kitchen, Hallway, Bathroom, Dining Room Living Room, to the first floor are Two Bedrooms.

Heating is provided by electric heaters and a woodburning stove, double glazed, lovely gardens, off road parking, village location.

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.















The block paved driveway, suitable for parking one vehicle, leads to a store shed with window to rear, glazed panel door gives access into the:

SUNROOM/STORAGE AREA
5'7" x 29'9" (1.70m x 9.07m)
Polycarbonate roof, dwarf walls, UPVC windows to rear aspect, power, lighting, space for tumble dryer.

A stable door of timber construction with glazed panels to the top, gives access to:

KITCHEN
8'9" x 14'8" (2.67m x 4.47m)
Comprises of single bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds with power points, two ceiling lights, wall mounted electric heater, space for freestanding electric cooker, space for half-size dishwasher, space for washing machine and free standing fridge/freezer wood effect flooring, rear aspect window opening into sunroom rear hall,

Inner hallway gives access into:

FAMILY BATHROOM
8'7" x 6'4" (2.62m x 1.93m)
Close coupled WC, pedestal wash hand basin, corner shower cubicle with electric shower fitted, ceiling light, wall mounted heated towel radiator, exposed timber skirting, fully tiled, rear aspect obscure window

DINING ROOM
Ceiling light, power points, cupboard housing electric meter, wooden window ledge and front aspect leadlight window looking towards the church spire, understairs storage cupboard, opening into:

LIVING ROOM
10'10" x 21'3" (3.30m x 6.48m)
Ceiling light, feature fireplace with woodburning stove inset, wooden mantle, slate hearth, shelving unit, front aspect door and window opening to the front.

Stairs lead to the first floor:

LANDING
Access to roof space ceiling light, power points.

BEDROOM ONE
11'1" x 7'3" (3.38m x 2.21m)
Ceiling light, wall mounted electric heater, power points, built-in over stairs storage cupboard, rear aspect window overlooking rear garden, front aspect window looking towards fields and countryside in the distance.

BEDROOM TWO
11'1" x 10'11" (3.38m x 3.33m)
Ceiling light, wall mounted electric heater, power points, rear aspect window overlooking the rear garden with views towards forest and woodland, front aspect window with views in the distance.

OUTSIDE
Level lawned area with small flower border enclosed by fencing surround, wildlife friendly area, steps to patio and seating area, raised area with shed and greenhouse, shrubs and trees with forest and woodland views.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue up over Plump Hill and upon reaching the traffic lights at Nailbridge turn right signposted to Drybrook & Ruardean. Proceed into the village of Ruardean taking the left turn signposted Joys Green/Lydbrook, after a short distance take the left turn into Caudle Lane, where the property can be found after a short distance on the right hand side.

SERVICES
Mains Electricity, Water and Drainage. Electric heaters and logburner.

WATER RATES
Severn Trent Water Authority - Rate TBC

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

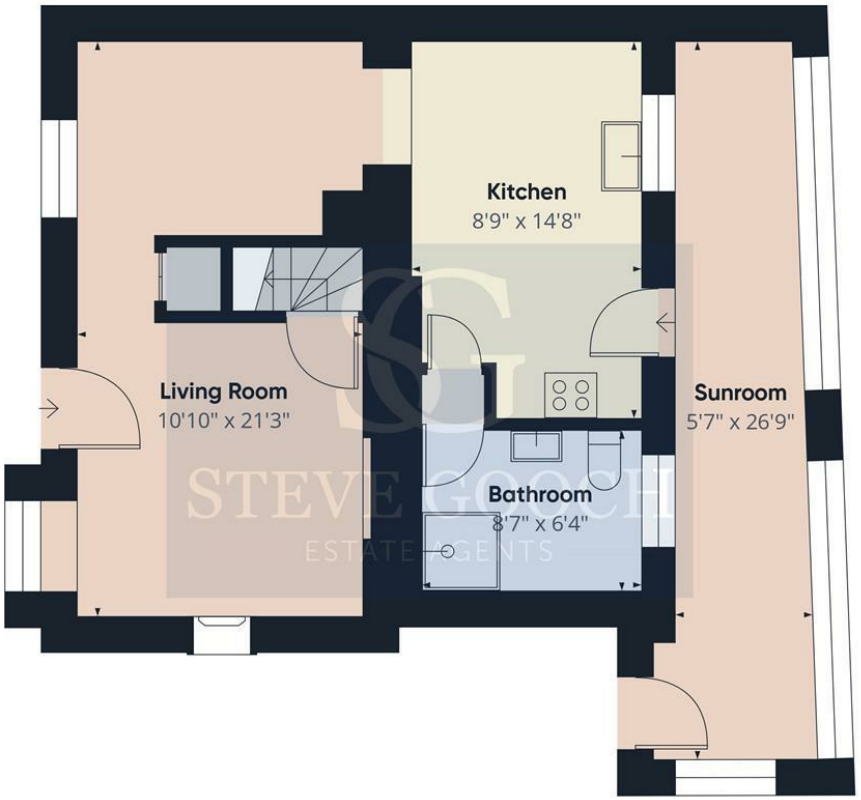
MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

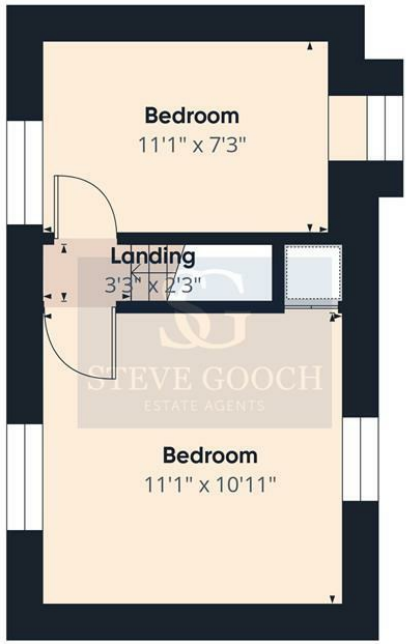
MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the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

AGENTS NOTES
The entire house was rewired in Jan 2021.
The roof was re-felted and broken tiles replaced in Dec 2022 (with a 10 year warranty).
Gable end of the house has had new lime render completed 2025.





Approximate total area(1)

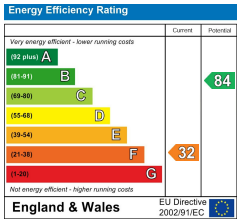
765 ft²

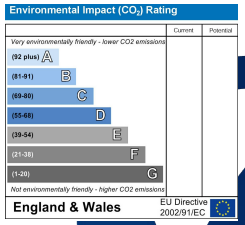
(1) Excluding balconies and terraces

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

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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.