





Guide price £425,000

TENURE : FREEHOLD

Tramway Road, Cinderford, GL14 3AY

Bedrooms : 5 **Bathrooms : 3** **Reception Rooms : 3**

- **No Onward Chain**
- **Individual & Stunning Home**
- **Four Bedroom Detached**
- **Beautiful 1 Bedroom Annexe**
- **Sought After Village**
- **Elevated Woodland Views**

Aroha Properties
Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF
sales@arohaproperties.co.uk | **01594368200**
Website: **https://aroha.globalnoticeboard.com**

An Exceptional Four Bedroom Detached Family Home with Self-Contained Annexe & Stunning Forest Views

Offered to the market with no onward chain, this immaculate four-bedroom detached residence is complemented by a beautifully appointed one-bedroom self-contained annexe, creating an exceptional opportunity for multi-generational living, guest accommodation or holiday letting/income potential.

Occupying an enviable position overlooking the beautiful Forest of Dean, this outstanding home combines generous living space, high-quality finishes and beautifully landscaped gardens to create a truly special family home.

From the moment you arrive, the property impresses with ample off-road parking, covered parking, attractive landscaped grounds and an immaculate interior that has been lovingly maintained throughout.

Entrance

A stylish storm porch with inset lighting leads to an obscure glazed UPVC entrance door with matching side panel, opening into a bright and welcoming reception hallway.

Reception Hallway – 21'8" x 7'1"

Flooded with natural light, the spacious hallway features solid oak flooring, feature glazing overlooking the lounge, statement lighting and an elegant open staircase rising to the first floor. Radiator, power points and central heating controls.

Lounge – 19'6" x 12'3"

A beautifully proportioned reception room enjoying stunning woodland views through large UPVC patio doors opening onto the front garden. A bespoke fireplace with electric flame-effect fire creates an attractive focal point, complemented by oak flooring with inset carpeting, spot lighting, two radiators and ample power points. Open plan to:

Dining Room – 10'0" x 10'8"

Perfect for family dining and entertaining, with UPVC French doors opening onto the rear garden, oak flooring with inset carpeting, radiator, pendant lighting and additional spotlights.

Kitchen / Dining Room – 24'3" x 12'1"

Undoubtedly the heart of the home, this stunning kitchen is fitted with an extensive range of base and wall units, granite worktops, tiled splashbacks, a large central island and breakfast bar.

Integrated appliances include a double electric oven, four-ring hob with extractor, dishwasher and fridge/freezer. Composite 1½ bowl sink, tiled flooring, spot lighting, radiator and windows to three elevations create a bright and highly functional family space.

The dining area comfortably accommodates a large table and benefits from a contemporary electric fireplace, making it ideal for everyday living and entertaining alike.

Utility Room – 7'11" x 4'0"

Fitted with matching units and granite worktops, incorporating a stainless steel sink, space and plumbing for washing machine and tumble dryer, tiled flooring and rear aspect window.

Downstairs Cloakroom – 6'9" x 4'7"

Fitted with a low-level WC and pedestal wash hand basin, complemented by oak flooring, half-tiled walls, chrome heated towel rail and obscured window.

First Floor

Landing – 22'1" x 6'2"

A spacious galleried landing with plush carpeting, feature windows, radiators, spot lighting and a delightful seating area enjoying beautiful woodland views.

Principal Bedroom – 13'1" x 13'7"

A generous principal bedroom with elevated woodland views, extensive fitted wardrobes, carpeting, radiator and direct access to the family bathroom via a Jack-and-Jill arrangement.

Bedroom Two – 10'11" x 10'10"

A spacious double bedroom enjoying woodland views, fitted wardrobes, additional storage cupboard, radiator and access to:

En-Suite – 5'11" x 8'2"

Comprising a modern suite with vanity wash basin, WC and corner shower enclosure with power shower. Finished with tiled flooring, chrome heated towel rail, spot lighting and extractor.

Bedroom Three – 7'7" x 9'9"

A comfortable bedroom overlooking the rear garden, with radiator, power points and airing cupboard housing the gas boiler and hot water cylinder.

Bedroom Four – 7'6" x 9'10"

Another well-proportioned bedroom overlooking the rear garden, ideal as a child's room, guest bedroom or home office.

Family Bathroom – 6'10" x 13'6"

A luxurious spa-inspired bathroom featuring a panelled bath, separate corner shower, twin inset wash hand basins within fitted furniture, extensive storage, low-level WC, Velux window, ambient lighting and heated towel rail.

Self-Contained One Bedroom Annexe

A superb addition to the property, providing exceptional flexibility for extended family, guests, independent living or income potential.

Open Plan Living / Kitchen – 10'6" x 16'2"

A bright and contemporary open-plan space featuring a stylish gloss kitchen with stone worktops, breakfast bar and integrated appliances including fridge/freezer, washing machine, Zanussi electric oven and ceramic hob. Heated tiled flooring, patio doors opening onto the gardens and spiral staircase to the first floor.

Shower Room – 4'6" x 5'9"

Modern white suite comprising vanity wash basin, WC and corner shower enclosure with Mira electric shower, fully tiled throughout.

First Floor Bedroom – 10'5" x 13'5"

A generous double bedroom with fitted wardrobes, spot lighting, carpeting and side aspect window.

Outside

The beautifully landscaped gardens have been thoughtfully designed to complement the property's woodland surroundings.

Tiered pathways lead through established planting to a variety of seating areas, while a charming summer house offers the perfect retreat for relaxing, entertaining or working from home.

An elevated composite deck and patio provide an ideal setting for outdoor dining whilst enjoying breathtaking Forest views. Further features include a tranquil water feature, gazebo, dedicated sauna room, outdoor lighting and power, creating an exceptional outdoor lifestyle space.

Summer House – 8'7" x 9'8"

Beautifully finished with a vaulted ceiling, quality flooring, downlighting and large double-glazed windows and doors overlooking the surrounding woodland.

Location

Situated within the highly sought-after village of Ruspidge, this exceptional home enjoys the perfect balance of peaceful countryside living and everyday convenience. Surrounded by the outstanding natural beauty of the Forest of Dean, the area offers fantastic walking and cycling routes, excellent local schools, shops and public houses, with nearby towns providing further amenities and transport links.

A truly outstanding family home offering luxury, versatility and spectacular woodland views in one of the area's most desirable locations.

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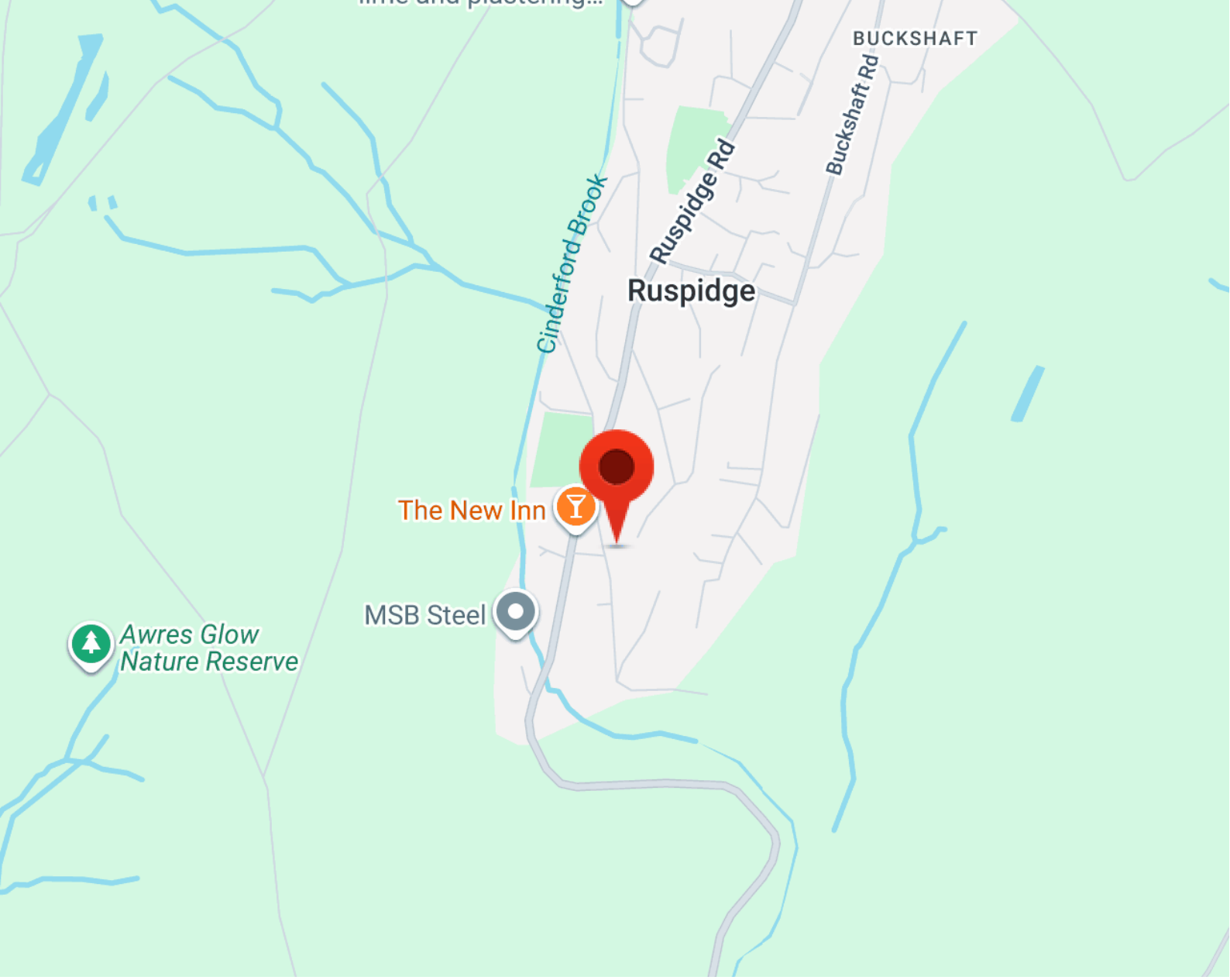
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Energy performance certificate (EPC)

Trishkavin Tramway Road CINDERFORD GL14 3AY	Energy rating **C**	Valid until:	**6 June 2034**
		Certificate number:	**0370-2795-5360-2604-7841**

Property type	Detached house
Total floor area	159 square metres

Rules on letting this property

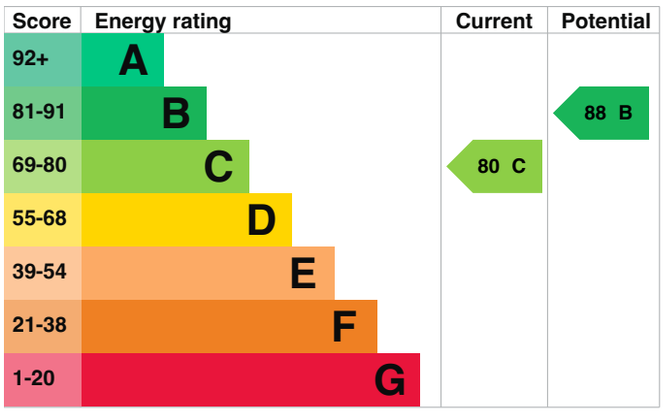
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 121 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,340 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £90 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,373 kWh per year for heating
- 2,521 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.4 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£90
2. Solar photovoltaic panels	£3,500 - £5,500	£528

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Harper
Telephone	07500804620 01594810090
Email	steve@forestenergyassessors.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008432
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 June 2024
Date of certificate	7 June 2024
Type of assessment	RdSAP

Energy performance certificate (EPC)

The Annexe Trishkavin Tramway Road CINDERFORD GL14 3AY	Energy rating **E**	Valid until:	**6 June 2034**
		Certificate number:	**7334-5926-5000-0487-7202**

Property type	Detached house
Total floor area	37 square metres

Rules on letting this property

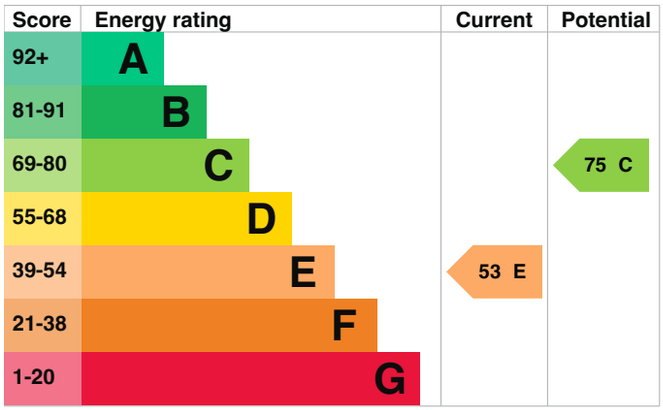
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Electric underfloor heating	Very poor
Main heating control	Programmer and room thermostat	Average
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 415 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,450 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £201 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,936 kWh per year for heating
- 930 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.6 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£157
2. High performance external doors	£500	£45
3. Solar photovoltaic panels	£3,500 - £5,500	£528

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

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About this assessment

Assessor's declaration	No related party
Date of assessment	3 June 2024
Date of certificate	7 June 2024
Type of assessment	RdSAP