

Perrys Court Perrys Court Lane
Ruardean GL17 9UR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £684,950

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND VERSATILE THREE/FOUR BEDROOM DETACHED FAMILY HOME, complemented by a SEPARATE TWO/THREE BEDROOM DETACHED ANNEXE, providing an excellent opportunity for MULTI-GENERATIONAL LIVING or accommodating extended family, all OFFERED WITH NO ONWARD CHAIN. Both properties benefit from AMPLE OFF-ROAD PARKING, SEPARATE ENCLOSED GARDENS WITH STORAGE SHEDS and generous built-in storage throughout. Further advantages include UNDERFLOOR HEATING, OIL-FIRED CENTRAL HEATING AND DOUBLE GLAZING, together with the exciting POTENTIAL TO PURCHASE ADDITIONAL LAND FROM THE VENDOR, making this a truly flexible and appealing family residence.

The MAIN HOUSE comprises: ENTRANCE HALL, SHOWER ROOM, STUDY / BEDROOM FOUR, LARGE KITCHEN / BREAKFAST ROOM, FAMILY ROOM, and LOUNGE / SNUG to the ground floor, with BEDROOM ONE WITH EN-SUITE, TWO FURTHER BEDROOMS, and a FAMILY BATHROOM to the first floor.

The ANNEXE comprises: ENTRANCE HALL / UTILITY, CLOAKROOM, KITCHEN / BREAKFAST ROOM, and LOUNGE to the ground floor, with BEDROOM ONE WITH EN-SUITE, BEDROOM TWO WITH EN-SUITE, and a STUDY / BEDROOM THREE to 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 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.





Accessed via a woodgrain effect composite door with obscure glazed panels inset. This leads into the:

ENTRANCE HALL/UTILITY
6'11 x 3'11 (2.11m x 1.19m)
Inset ceiling spots, access to roof space, plumbing for automatic washing machine and tumble dryer, worktop area, power points, wood laminate flooring, rear aspect upvc double glazed window, solid timber doors giving access into:

CLOAKROOM/SHOWER ROOM
White suite with close coupled w.c, pedestal wash hand basin with cupboard beneath, monobloc mixer tap over, square tiled shower enclosure with mains fed shower, conventional and drencher head, extractor fan, tongue & groove cladding to wall, wood laminate flooring, ceiling light, rear aspect upvc obscure double glazed window.

KITCHEN/DINING ROOM
18'09 x 10'09 opening to 14'01 (5.72m x 3.28m opening to 4.29m)
Single bowl, single drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, built-in four ring electric hob with electric oven beneath, extractor hood over, integrated dishwasher, island unit with cupboards and breakfast bar area, door to under stairs storage area with automatic lighting housing the hot water cylinder and pressure vessel, wood laminate flooring, underfloor heating, power points, ceiling lights, dimmer switch, rear aspect upvc double glazed window overlooking the rear garden, parking and turning area, front aspect window overlooking the front driveway, access into:

FAMILY ROOM
14'07 x10'03 opening to 13'06 (4.45m x3.12m opening to 4.11m)
Two velux roof lights, ceiling light points, dimmer switch, rear aspect bifold doors, power points, wood laminate flooring, underfloor heating.

STUDY/BEDROOM FOUR
12'10 x 8'03 (3.91m x 2.51m)
Ceiling light, power points, wood laminate flooring, underfloor heating, sliding patio doors opening onto the garden.

INNER HALL
Electrical consumer unit, inset ceiling spots, stairs leads up to the first floor, door into:

LOUNGE/SNUG
12'08 x 10'09 (3.86m x 3.28m)
Ceiling light, wall light points, TV point, power points, underfloor heating, laminate flooring, two front aspect upvc double glazed windows.

From the inner hall, stairs lead up to the first floor:

LANDING
Access to roof space, inset ceiling spots, power points, solid timber doors into:

BEDROOM ONE
11'03 x 10'09 (3.43m x 3.28m)
Ceiling light, inset ceiling spots, feature panel wall with power points, range of storage to include storage cubes, built-in wardrobes and storage with hanging and shelving options, single radiator, front aspect upvc double glazed window, solid timber door giving access into:







EN-SUITE
7'00 x 5'03 (2.13m x 1.60m)
White suite with close coupled w.c, wall mounted floating wash basin with cupboard beneath, monobloc mixer tap over, fully tiled walls and flooring, walk-in double shower cubicle with conventional and ceiling mounted drencher head, extractor fan, inset ceiling spots, heated towel radiator, lit mirrored cupboard with power, upvc obscure double glazed window.

BEDROOM TWO
13'05 x 11'00 (4.09m x 3.35m)
Ceiling light, coving, power points, tv point, dimmer switch, pair of double wardrobes with hanging and shelving options, radiator, front aspect double glazed window overlooking the parking and turning area.

BEDROOM THREE
11'05 x 6'11 (3.48m x 2.11m)
Ceiling light, coving, power points, single radiator, built-in double wardrobe with hanging and shelving options, rear aspect upvc double glazed window overlooking the rear garden, parking and turning area.

FAMILY BATHROOM
White suite with close coupled w.c, wall mounted floating wash hand basin with cupboard beneath, lit mirrored cupboard with power, store cupboard, modern side panel bath, separate shower cubicle with mains fed shower, conventional and ceiling mounted drencher head, extractor fan, chrome heated towel radiator, fully tiled walls and flooring, rear aspect upvc obscure double glazed window.

ANNEXE
The annexe is accessed via a timber door with obscure glazed panel inset, this leads into the:

KITCHEN/DINING ROOM
18'11 x 11'00 (5.77m x 3.35m)
Single bowl, single drainer, stainless steel sink unit, rolled edge worktop, tiled upstands, power points, range of base and wall mounted units, four-ring electric hob, electric oven beneath, filter hood over, integrated dishwasher, island unit, tiled flooring, underfloor heating, ground level lighting, inset ceiling lights, wood burning stove with stone hearth, central heating thermostat controls, two front aspect tilt & turn windows overlooking the garden, opening into:

LOUNGE
14'07 x 15'07 (4.45m x 4.75m)
Inset ceiling spots, ceiling lights, dimmer switches, underfloor heating, high level wall tv and power point, further power points, wooden flooring, stairs leading to the first floor, under stairs storage area, two front aspect tilt & turn windows overlooking the garden area, pair of upvc Georgian bar glazed panel doors opening onto the patio.

UTILITY/HALL
6'02 x 6'04 (1.88m x 1.93m)
Single bowl, single drainer stainless steel sink unit with rolled edge worktops, mixer tap over, tiled upstands, base mounted unit, wall mounted units, power points, thermostat for the underfloor heating, space for tumble dryer and washing machine, wall light points, exposed ceiling timbers, Velux roof light, tiled flooring, underfloor heating,front aspect door with obscure glazed panel inset leading onto the front garden.

CLOAKROOM
White suite with high level w.c, pedestal wash hand basin, vaulted ceiling, ceiling light, extractor fan, exposed ceiling timbers, continuation of the tiled flooring, underfloor heating, electrical consumer unit, door to cupboard housing the hot water cylinder and pressure vessels.















From the lounge, stairs lead up to the first floor:

LANDING
Inset ceiling spots, power points, front aspect upvc tilt & turn double glazed window overlooking the garden with views towards woodland in the distance, oak veneer doors into:

BEDROOM ONE
14'06 x 9'02 (4.42m x 2.79m)
Inset ceiling spots, ceiling light, high level tv and power point, further power points, range of built-in wardrobes with hanging/ shelving options and automatic lighting, side aspect upvc double glazed window with views towards forest and woodland, rear aspect upvc double glazed window overlooking the garden and towards forest and woodland in the distance, oak veneer sliding pocket door giving access into:

EN-SUITE
White suite with moden P shaped bath, curved shower screen, conventional and ceiling mounted drencher head, inset ceiling spots, extractor fan, close coupled w.c, pedestal wash hand basin with monobloc mixer tap, shaver point, fully tiled walls and flooring, chrome heated towel radiator, rear aspect upvc obscure double glazed window.

BEDROOM TWO
12'02 x 8'08 (3.71m x 2.64m)
Vaulted ceiling, ceiling light, rear aspect skylight, high level power and tv point, further power points, built-in wardrobes with hanging/shelving options and automatic lighting, underfloor heating thermostats, front aspect upvc tilt & turn window, oak veneer sliding pocket door leading into:

EN-SUITE
Fully tiled wall and flooring, inset ceiling spots, extractor fan, double shower cubicle with sliding door, conventional and ceiling-mounted drencher head, concealed cistern w.c, wall mounted floating wash hand basin with monobloc mixer tap over, cupboard beneath, chrome heated towel radiator, shaver point.

OFFICE/STUDY
8'11 x 4'09 (2.72m x 1.45m)
Vaulted ceiling, ceiling light, rear aspect skylight, power point, underfloor heating, thermostat controls, door to built-in storage cupboard, rear aspect upvc double glazed window with views towards fields and countryside in the distance.

DIRECTIONS
From Mitcheldean proceed to the mini roundabout and turn right. Continuealong the A4136 turning right at the traffic lights at Nailbridge sign posted to Drybrook/Ruardean proceed along for approximately 1 mile into the centre of Ruardean passing the church on the right hand side, continue on this road turning left immediately before the old post office where the property can be found after a short distance on the right hand side.

SERVICES
Mains water, drainage, electricity. Oil. 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.

WATER RATES
Severn Trent Water Authority

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 - 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)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

















GROUND FLOOR



1ST FLOOR



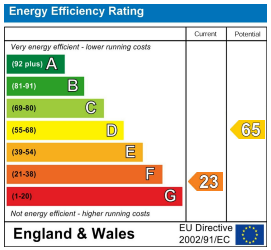
ANNEXE GROUND FLOOR

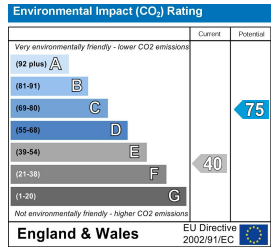


ANNEXE FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

