

**21 Hewlett Way**
Ruspidge, Cinderford GL14 3AJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

# 21 Hewlett Way

## Ruspidge, Cinderford GL14 3AJ

**Guide Price £380,000**

**A VERY WELL PRESENTED THREE-BEDROOM DETACHED BUNGALOW, set in an ELEVATED POSITION within BEAUTIFULLY LANDSCAPED GARDENS and GROUNDS EXTENDING TO APPROXIMATELY A THIRD OF AN ACRE located in the village of RUSPIDGE. The property boasts an 18FT. LIVING ROOM, MODERN FITTED KITCHEN, THREE GOOD SIZED BEDROOMS, BATHROOM and a REAR PORCH as well as STUNNING PANORAMIC VIEWS of SURROUNDING WOODLANDS and OFFERS AMPLE OFF-ROAD PARKING, thanks to its LONG, SLOPING GATED DRIVEWAY and INTEGRAL SINGLE GARAGE.**

Ruspidge Is A Small Village Located In The Forest Of Dean District Of Gloucestershire. It Is Situated Approximately 2 Miles (3 Kilometres) Southeast Of The Town Of Cinderford.

Ruspidge Benefits From Its Location Within The Forest Of Dean, Allowing Residents To Enjoy The Natural Beauty And Recreational Opportunities That The Area Offers. The Forest Is Home To Various Wildlife Species And Provides An Ideal Setting For Nature Walks And Wildlife Spotting.

The Village Features A Mix Of Residential Properties, Including Traditional Stone Cottages And More Modern Housing Developments. The Surrounding Countryside Provides Opportunities For Outdoor Activities Such As Walking, Cycling, And Exploring The Woodlands.

While Ruspidge Is A Small Village, It Provides Some Essential Amenities For Its Residents. These Include A Local Shop, A Primary School, A Village Hall, And A Few Local Businesses. The Village Is Also In Proximity To Nearby Towns And Villages Where Additional Services And Facilities Can Be Found.



A side aspect upvc double glazed door leads into;

## REAR PORCH
Radiator, tiled floor, front aspect double glazed window. Inner door leads into;

## LIVING ROOM
18'05 x 17'09 (5.61m x 5.41m)
Feature fireplace with gas fire set on a raised hearth, bar area, radiators, side aspect double glazed sliding doors, front aspect double glazed window. Door leads to the central hallway.

## HALLWAY
Loft access, cupboard housing the Worcester gas-fired combi boiler. Radiator, doors lead off to the kitchen, three bedrooms and bathroom.

## KITCHEN
12'00x 8'01 (3.66mx 2.46m)
Modern fully fitted wall and base level units with marble worktops, inset ceramic 1.5 bowl sink unit with drainer, integral electric oven and induction hob with glass splashback, radiator, vinyl flooring, rear aspect double glazed door and window leading to the rear porch.

## BEDROOM ONE
14'04 x 12'04 (4.37m x 3.76m)
Large walk-in wardrobe, radiator, side aspect double glazed window.

## BEDROOM TWO
12'10 x 10'02 (3.91m x 3.10m)
Built in single wardrobe, radiator, double glazed side aspect window.

## BEDROOM THREE
12'04 x 10'01 (3.76m x 3.07m)
Radiator, front aspect double glazed window.

## BATHROOM
8'07 x 5'10 (2.62m x 1.78m)
Modern white suite comprising a bath with shower attachment over, vanity washbasin unit and low level w.c unit. Radiator, tiled walls, vinyl flooring, obscured rear aspect double glazed window.













## REAR PORCH
Accessed via a upvc double glazed door, tiled floor, single glazed windows, access into;

## INTEGRAL GARAGE/UTILITY
18'02 x 8'09 (5.54m x 2.67m)
Accessed via an up and over door, power, lighting and water connected.

## PARKING
A gated access leads to a long, sloping driveway that winds up the side of the bungalow, providing access to the garage.

## OUTSIDE
The beautifully maintained, mature terraced gardens feature a variety of plants, shrubs, and trees, along with well-kept lawned areas. Highlights include a vegetable garden, a charming summer house, a tranquil pond, and a private seating area complete with a pergola and a weeping willow, offering a peaceful space to relax.

## SERVICES
Mains water, electricity, drainage. Gas.

## DIRECTIONS
What3Words/// movements.taller.bother

## 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 - Rate TBC

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS
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)











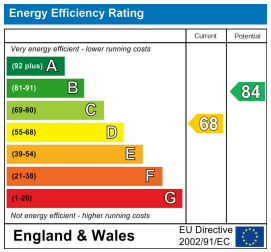


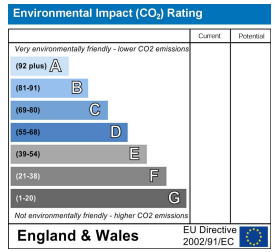

BUCKSHAFT
Ruspidge
Google
Map data ©2026 Google

# GROUND 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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