

Four Winds Buckshaft Road
Cinderford GL14 3DW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £425,000

****NO ONWARD CHAIN** A LIGHT AND SPACIOUS THREE BEDROOM DETACHED CHARACTER PROPERTY built in 1948, set within a GENEROUS PLOT in an ELEVATED POSITION on sought after Buckshaft Road boasting STUNNING WESTERLEY VIEWS of surrounding Forest. Further benefits of this IDEAL FAMILY HOME include GATED DRIVEWAY PARKING for up to FOUR VEHICLES, an INTEGRAL GARAGE and large WEST-FACING GARDEN with spacious seating terrace. There is also AMPLE SPACE TO FURTHER EXTEND (STPP). **VIRTUAL TOUR AVAILABLE****

The accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Dining room, Family Room, Utility and W.C on the Ground Floor with Three Bedrooms and Family Bathroom on the First Floor. The house is gas-centrally heated and double glazed (installed 2023).

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.



An open front porch with lighting and quarry tiled floor leads to the front door that opens into:

ENTRANCE HALL
10'0" x 13'3" (3.05m x 4.04m)
A light and spacious area with stairs ascending to the first floor landing, built-in under-stairs storage cupboard, LVT flooring, oak doors lead off to the living room and kitchen/dining room.

LIVING ROOM
12'3" x 15'9" (3.73m x 4.80m)
A large front aspect bay window and a side aspect window both flood the room with natural light, electric fire set in a handmade timber panelled surround, tv point, radiator.

KITCHEN/DINER
22'10" x 12'4" (6.96m x 3.76m)
The kitchen area comprises a range of contemporary fitted wall and base level units with laminate worktops and white mono-block tiled splashbacks, an inset stainless steel sink unit with drainer, built-in eye level double electric oven and space and plumbing for a dishwasher. There is a side aspect window and door leading to the utility and w.c. The dining area features a fireplace with top of the range eco wood burning stove (currently not connected) with stone hearth, radiators, side aspect window. From the dining area, opens through to;

FAMILY ROOM
9'8" x 9'3" (2.95m x 2.82m)
Radiator, LVT flooring, large dual aspect windows providing stunning Forest views, a door leads out to a secluded balcony

UTILITY
8'1" x 2'4" (2.46m x 0.71m)
Fitted worktop with space and plumbing below for a washing machine, LVT flooring, radiator, side aspect door to garden, a door leads into;

WC
Comprising a low level w.c, wall mounted gas-fired combi boiler, small rear aspect window.













LANDING
6'6" x 6'6" (1.98m x 1.98m)
Radiator, loft access to the boarded and insulated loft space, side aspect window, doors lead off to the three bedrooms and family bathroom.

BEDROOM ONE
12'4" x 15'10" (3.76m x 4.83m)
Front aspect bay window and side aspect window provide an abundance of natural light and wonderful Forest views, radiator.

BEDROOM TWO
12'2" x 12'2" (3.71m x 3.71m)
Built-in cupboard, dual aspect windows having superb Forest views, radiator.

BEDROOM THREE
9'10" x 9'1" (3.00m x 2.77m)
Built-in cupboard, radiator, front aspect window.

FAMILY BATHROOM
10'0" x 9'5" (3.05m x 2.87m)
Comprising a contemporary four piece white suite to include a freestanding bath, walk-in mains fed shower, low level w.c and pedestal washbasin unit. Heated ladder towel rail, dual aspect windows.

GARAGE AND PARKING
The property benefits from a gated block paved driveway suitable for parking up to four vehicles that runs in front and to the left side of the house. This leads to an integral single garage that sits beneath the rear of the house accessed via an up and over door, ideal for storing bikes.

OUTSIDE
The generously sized, enclosed west-facing rear garden features an impressive raised patio terrace, providing the perfect setting for outdoor entertaining and al fresco dining while enjoying attractive views towards the Forest. Steps lead down to a spacious lawned garden. Off of the family room is a small private balcony that further enjoys the stunning views.

DIRECTIONS
From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge sign posted to Cinderford. Proceed along here turning right just after the petrol station into Valley Road. Continue along proceeding straight over the mini-roundabout and, continue along to the T-junction with St Whites Road. Turn left then take the third turning right into Buckshaft Road. Proceed along here where the property can be found on the right hand side after a short distance.

SERVICES
Mains electricity, gas, water and sewerage

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.

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









PROPERTY SURVEYS

Qualified Chartered Surveyors - referrals available to qualified surveyors to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys, Damp & Timber Reports).

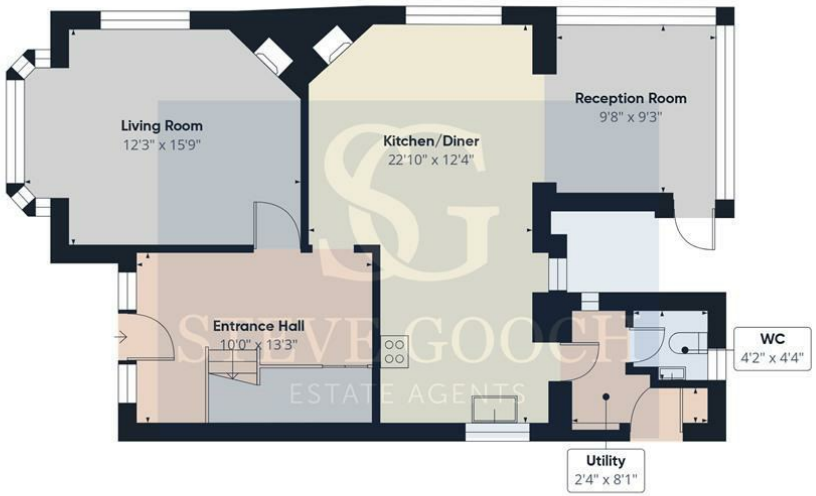
VIEWING

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.









Floor 0



Floor 1



Approximate total area(1)

1280 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.

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.

