

Highview House The Ruffitt
Cinderford GL14 3LF

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ESTATE AGENTS | EST 1985

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Guide Price £495,000

A BEAUTIFULLY PRESENTED AND WELL-APPOINTED FOUR-BEDROOM DETACHED COTTAGE, occupying an ELEVATED POSITION ALONG A PEACEFUL COUNTRY LANE in the sought-after area of THE RUFFITT, LITTLEDEAN, enjoying SPECTACULAR PANORAMIC VIEWS OVER THE RIVER SEVERN HORSESHOE BEND AND TOWARDS THE COTSWOLDS.

This SPACIOUS AND VERSATILE FAMILY HOME offers a generous KITCHEN/DINING ROOM, cosy LIVING ROOM WITH FRENCH DOORS OPENING ONTO THE GARDEN, dedicated HOME OFFICE, ground floor SHOWER ROOM, first floor FAMILY BATHROOM and a useful PLAYROOM/GYM. Externally, the property benefits from AMPLE OFF-ROAD PARKING, accessed via a GATED TARMAC DRIVEWAY, together with a CAR PORT AND GARAGE/WORKSHOP. The BEAUTIFULLY MAINTAINED TIERED GARDENS provide a variety of seating and relaxation areas, a TIMBER-FRAMED GREENHOUSE WITH ADJOINING POTTING SHED and an impressive REINFORCED VIEWING BALCONY, perfectly positioned to appreciate the outstanding surrounding scenery.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.



A front aspect composite door leads into:

ENTRANCE PORCH
Featuring a vaulted beamed ceiling with roof light window, dual aspect double glazed windows and tiled flooring. A partially glazed solid wooden door leads into:

ENTRANCE HALL
9'9" x 8'6" (2.97m x 2.59m)
A warm and welcoming entrance hall with radiator, wood-effect laminate flooring and staircase leading to the first-floor landing, with useful understairs storage. Doors lead off to the living room, kitchen/dining room, office and shower room.

LIVING ROOM
13'2" x 13'6" (4.01m x 4.11m)
A cosy yet spacious reception room featuring a wall-mounted LPG gas fire, radiator and wood-effect laminate flooring. A front aspect half-bay window enjoys stunning views towards the River Severn, with an additional side aspect window. Rear aspect French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces.

KITCHEN/DINING ROOM
10'11" x 24'8" (3.33m x 7.52m)
A generous and well-appointed kitchen/dining room fitted with a range of stylish Shaker-style wall and base units, complemented by laminate worktops and tiled splashbacks, inset one-and-a-half bowl stainless steel sink with drainer, solid fuel cooker with backup boiler capable of heating the water, space for a freestanding cooker and fridge/freezer. Further benefits include a radiator, vertical radiator and wood-effect laminate flooring. Dual aspect windows provide excellent natural light whilst enjoying superb views over the surrounding countryside. A door leads into the utility room.

HOME OFFICE
6'10" x 8'4" (2.08m x 2.54m)
An ideal dedicated work-from-home space featuring a radiator, wood-effect laminate flooring and rear aspect window overlooking the garden.

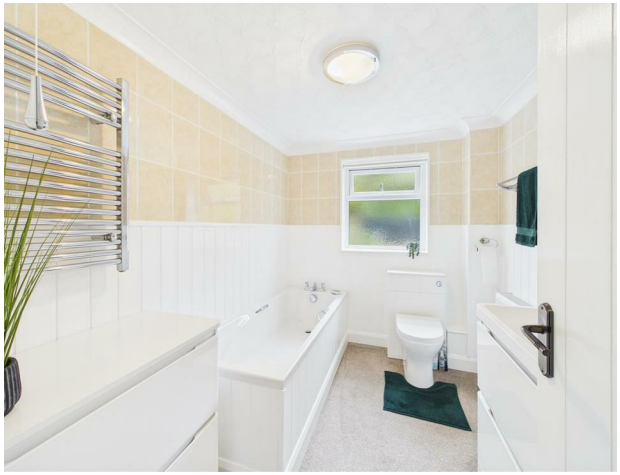
SHOWER ROOM
8'3" x 4'7" (2.51m x 1.40m)
Fitted with a shower cubicle incorporating an electric shower and tiled surrounds, close-coupled WC and vanity washbasin unit. Further features include tiled walls, two chrome heated towel rails and an obscure double-glazed rear aspect window.













UTILITY ROOM

6'7" x 8'6" (2.01m x 2.59m)

A practical additional space fitted with laminate worktops, inset stainless steel sink and base level storage cupboards. Space and plumbing for a dishwasher and washing machine, radiator and tiled flooring. A glazed solid wooden door leads into the playroom/gym.

PLAYROOM/GYM

20'1" x 10'8" (6.12m x 3.25m)

A versatile additional room, ideal for use as a children's playroom, home gym, dance studio or hobby room, featuring a sprung floor, electric panel heater, three roof light windows and side aspect windows. A door provides access directly to the garden, whilst an internal door leads into a useful storage cupboard with lighting and further external access.

GALLERIED LANDING

7'4" x 13'7" (2.24m x 4.14m)

An attractive galleried landing with front and rear aspect windows, radiator, access to the loft space and airing cupboard housing the hot water immersion tank. Doors lead to bedrooms one and four.

BEDROOM ONE

12'11" x 13'7" (3.94m x 4.14m)

A spacious double bedroom benefiting from a range of fitted wardrobes and a vanity desk, radiator and dual aspect windows allowing plenty of natural light.

BEDROOM FOUR

8/0" x 8'7" (2.44m/0.00m x 2.62m)

Featuring a built-in double wardrobe, radiator and rear aspect window.

CORRIDOR

Providing access to bedrooms two, three and the family bathroom, with an additional loft access point, radiator and side aspect window.

BEDROOM TWO

10'7" x 10'5" (3.23m x 3.18m)

A lovely bedroom enjoying impressive far-reaching views through dual aspect windows, with radiators.

BEDROOM THREE

7'8" x10'1" (2.34m x3.07m)

With radiator and side aspect window.

FAMILY BATHROOM

6'6" x 8'5" (1.98m x 2.57m)

Fitted with a modern three-piece white suite comprising a wooden panelled bath, close-coupled WC and vanity washbasin unit. Additional features include a radiator, chrome heated towel rail and obscure double-glazed rear aspect window.

PARKING, GARAGE AND CAR PORT

A pair of five-bar gates open onto a generous tarmac driveway providing off-road parking for approximately four to five vehicles. The driveway leads to a spacious car port and adjoining garage/workshop, benefiting from power and lighting, offering excellent facilities for vehicle storage, hobbies or workshop use.

OUTSIDE

The property enjoys beautifully maintained tiered gardens, thoughtfully arranged to provide a wonderful combination of established planting, lawned areas and inviting spaces to sit, relax and take in the surroundings. The gardens are attractively planted with a colourful variety of flowers and shrubs, creating interest throughout the different levels. A covered patio area to the rear of the property provides an ideal sheltered space for outdoor dining and entertaining, whilst further seating areas are positioned throughout the gardens. For gardening enthusiasts, there is a generous timber-framed greenhouse with adjoining potting shed, benefiting from both power and water connections. Steps lead up to an impressive, reinforced viewing balcony providing a truly special vantage point from which to enjoy breath-taking panoramic views across the River Severn horseshoe bend and towards the distant Cotswolds. The combination of beautifully landscaped gardens, versatile outdoor spaces and exceptional far-reaching views makes this a particularly appealing feature of this charming countryside home.

SERVICES

Main electricity, water and drainage. Oil 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 - Rate TBC









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

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

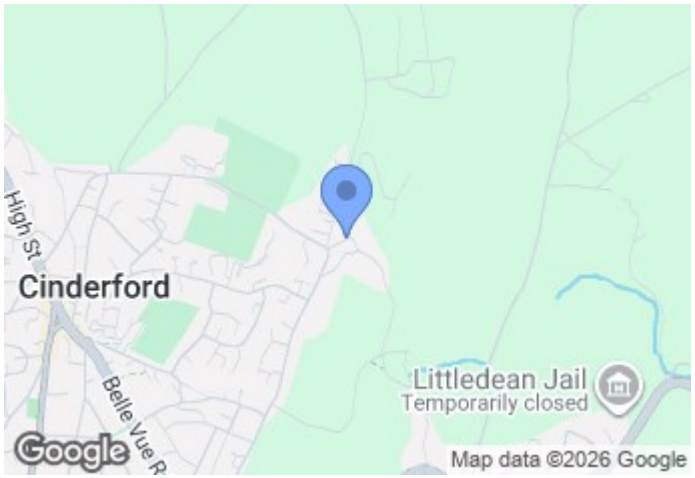
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
What3Words///mailing.informal.argue- From Cinderford town centre, follow the High Street towards Littledean continuing straight over at the mini-roundabout onto Belle Vue Road. Follow the road to the brow of the hill and turn left into Littledean Hill Road. Follow the road to the end, then turn right into The Ruffitt where the property can be found after a short distance on the left.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).









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.

