

**Woodlands Baptist Way**
Ruardean Hill, Drybrook GL17 9AR

STEVE GOOCH
ESTATE AGENTS | EST 1985

# Woodlands Baptist Way

## Ruardean Hill, Drybrook GL17 9AR

**£390,000**

**Steve Gooch Estate Agents are delighted to offer for sale this CHARMING AND EXTENDED FOUR BEDROOM SEMI-DETACHED FOREST COTTAGE, occupying an ELEVATED POSITION and enjoying STUNNING VIEWS ACROSS THE SURROUNDING FOREST. Beautifully combining CHARACTER FEATURES WITH SPACIOUS AND VERSATILE ACCOMMODATION, the property boasts WOOD-BURNING STOVES AND ATTRACTIVE SOLID WOOD FLOORING, creating a warm and inviting home. The accommodation comprises an ENTRANCE PORCH, DINING ROOM, COSY SNUG, KITCHEN/BREAKFAST ROOM, LOUNGE, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS AND FAMILY BATHROOM. Externally, the property benefits from OFF-ROAD PARKING AND ENCLOSED GARDENS, with further features including OIL-FIRED CENTRAL HEATING AND DOUBLE GLAZING. This delightful forest cottage is OFFERED WITH NO ONWARD CHAIN.**

Ruardean Hill is a small village located in the Forest of Dean district of Gloucestershire. It is situated on a hilltop in the northern part of the Forest of Dean, approximately 15 miles (24 kms) west of the cathedral city of Gloucester.

Known for its scenic views and its location within the beautiful natural surroundings of the Forest of Dean, the village offers a tranquil and rural atmosphere, making it an ideal place for those seeking a peaceful lifestyle.
While Ruardean Hill is a small village, it offers some essential amenities for residents including a primary school and a village hall. Additionally, the village is in proximity to nearby towns and villages where further services and facilities can be found.

Ruardean Hill provides access to outdoor activities and nature trails. with opportunities for walking, cycling, and exploring the woodlands. Nearby attractions such as Symonds Yat and the Wye Valley are within easy reach.



A UPVC double glazed panel door gives access to:

## FRONT PORCH
### 3'0 x 4'4 (0.91m x 1.32m)
The porch features walls to the lower section with glazed panels above, enjoying pleasant views towards Harrow Hill and the surrounding forest. Further features include a tiled floor, modern electric consumer unit and an obscure glazed panelled door leading to:

## DINING ROOM
### 10'9 x 14'6 (3.28m x 4.42m)
Stairs leading to the first floor, ceiling light, double radiator, powerpoints, telephone point, wooden flooring, front aspect uPVC double glazed window with solid timber window ledge overlooking the front garden and forest. A glazed panel timber door leads to:

## SNUG
### 10'6 x 10'9 (3.20m x 3.28m)
Ceiling light, fireplace with wood burning stove, alcoves, double radiator, powerpoints, wooden flooring, side aspect uPVC double glazed window with a solid timber windowsill overlooks the driveway with views towards the forest, whilst a further front aspect uPVC double glazed window, also with a solid timber windowsill, enjoys views over the front garden and surrounding forest. A glazed panelled door leads to:

## KITCHEN / BREAKFAST ROOM
### 8'4 x 18'9 (2.54m x 5.72m)
Directional ceiling spot light rail, one and a half bowl single drainer stainless steel sink unit with mixer tap, range of base and wall mounted units, laminate worktops with matching upstands, four ring gas hob, electric oven, extractor fan, fridge freezer, tiled flooring, double radiator, powerpoints, two rear aspect uPVC double glazed windows overlooking the rear garden, uPVC double glazed door opening out on the rear garden. An opening leads through to:

## UTILITY ROOM
### 8'4 x 3'4 (2.54m x 1.02m)
Oil fired central heating and domestic hot water boiler, lighting, frost stat, washing machine, tumble drier, tiled flooring. Timber door gives access to:

## CLOAKROOM
### 5'3 x 2'10 (1.60m x 0.86m)
Inset ceiling spot light, low level WC, tiled flooring, rear aspect uPVC obscure double glazed window.













From the kitchen an obscure glazed panel door gives access to:

## LOUNGE
### 13'8 x 11'11 (4.17m x 3.63m)
Directional ceiling spot lighting, beautiful fireplace with new log burner and tiled hearth, single radiator, powerpoints, TV point, wooden flooring, front aspect uPVC double glazed window with timber window ledge, overlooking the driveway parking and forest. Rear aspect uPVC double glazed French doors open out onto the rear garden.

Accessed via the dining room, stairs lead to the first floor:

## LANDING
Inset ceiling spot lighting, access to roof space, single radiator, obscure glazed panel doors give access to all bedrooms.

## BEDROOM ONE
### 14'1 x 11'8 (4.29m x 3.56m)
Ceiling light, double radiator, powerpoints, wooden flooring, triple aspect uPVC double glazed windows with timber ledges include rear aspect overlooking the rear garden, front and side aspect with views over the forest.

## BEDROOM TWO
### 7'6 x 13'5 (2.29m x 4.09m)
Ceiling light, ingle radiator, powerpoints, built in wardrobe with hanging rail space, powerpoints, front aspect uPVC double glazed windows with timber ledge overlooking the forest.

## BEDROOM THREE
### 7'4 x 10'8 (2.24m x 3.25m)
Ceiling light, double radiator, powerpoints, side aspect uPVC double glazed window with timber ledge overlooking Harrow Hill and woodland, front aspect uPVC double glazed window with timber ledge give views over the forest.

## BEDROOM FOUR
### 7'9 x 7'4 (2.36m x 2.24m)
Ceiling spot lighting, access to roof space, single radiator, powerpoints, rear aspect uPVC double glazed window with timber ledge.

## BATHROOM
### 7'9 x 11'9 (2.36m x 3.58m)
Comprises of white suite with close coupled WC, pedestal wash hand basin, roll top claw foot bath with centre taps, large shower cubicle with mains fed shower fitted, extractor fan, ceiling light, wall light point, door to cupboard, double radiator, tiled floor, rear aspect uPVC double glazed obscure window.

## OUTSIDE
The property is approached via a wrought iron gate, opening onto a concrete pathway flanked by attractive garden areas featuring a rockery-style garden, planters and gravelled areas, partially enclosed by surrounding walling. A concrete driveway provides off-road parking for two to three vehicles, whilst a paved pathway leads to gated side access to the rear garden.

The rear garden offers a variety of outdoor spaces, including a paved patio and seating area, together with a decked area featuring a lean-to porch and log store. A feature seating area incorporates an imitation well with a glass top, creating a unique table space. A paved pathway winds through the garden, bordered by an attractive selection of flowers, shrubs, trees and bushes, leading to a pond, useful storage shed and a further seating area enhanced by decorative feature stones. The garden also benefits from mature trees, established planting, outside tap, oil storage tank, all enclosed by a mixture of fencing and walling, providing a peaceful outdoor setting.

## SERVICES
Mains electricity, water and drainage. Oil central 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 - TBC.

## LOCAL AUTHORITY
Council Tax Band: C
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

From the Mitcheldean office proceed down to the mini roundabout, turning right onto the the A4136, continue up and over plump hill, upon reaching the traffic lights at Nailbridge proceed straight over, take the next turning right into Highview Road, proceed up the hill for approximately three quarters of a mile, turn left into Baptist Way, follow the road for around 200 yards, the property can be found on your right hand side, next door to the chapel.

## PROPERTY SURVEYS

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

## AWAITING VENDOR APPROVAL

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










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.






