



Charnley Farm Road
Ruardean Woodside, GL17 9XL

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Steve Gooch Estate Agents are delighted to offer for sale this THREE-BEDROOM DETACHED FOREST COTTAGE, set within a LARGE ENCLOSED GARDEN with GARAGE AND OUTBUILDINGS, backing onto FIELDS AND COUNTRYSIDE. The property is IN NEED OF UPDATING AND MODERNISATION and is OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises an ENTRANCE HALL, LOUNGE, SNUG, DINING ROOM, KITCHEN, AND BREAKFAST ROOM to the ground floor, with THREE BEDROOMS AND A FAMILY BATHROOM to the first floor.

Situated on Ruardean Woodside, which is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, recreational ground and bridle paths and walks through the surrounding woodland.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the western part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a range of amenities to cater to the needs of its residents. These include a 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.



The property is accessed via a timber door with obscure glazed panels inset. This gives access into a:

ENTRANCE HALL

Consumer unit, electric meter, glazed panel doors giving access into:

LOUNGE

12'01 x 11'06 (3.68m x 3.51m)

Fireplace opening with stone surround, stone hearth, wooden mantle over, alcoves to either side with stonework and shelving, arches to top, ceiling light, double radiator, power points, front aspect upvc lead light double glazed window overlooking the front garden.



SNUG

11'06 x 10'02 (3.51m x 3.10m)

Fireplace opening with tiled surround, mantle and hearth, power points, stairs leading to the first floor, double radiator, ceiling light, door to understairs storage cupboard, front aspect upvc lead light double glazed window overlooking the front garden, glazed panel door opening into:

KITCHEN

11'02 x 8'05 (3.40m x 2.57m)

Single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, four-ring electric hob with electric oven beneath, glass splashback, ceiling light, wood laminate flooring, side aspect upvc obscure double glazed door opening onto the garden, rear aspect upvc double glazed window overlooking fields and farmland, glazed panel door giving access into:



DINING ROOM

13'10 x 8'02 (4.22m x 2.49m)

Ceiling light, power points, double radiator, side aspect upvc double glazed window overlooking the side garden with views over fields, countryside and woodland.

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



LANDING

Ceiling light, door to airing cupboard housing the hot water cylinder and pressure vessel, doors into:

BEDROOM ONE

13'02 x 11'07 (4.01m x 3.53m)

Ceiling light, chimney breast with alcoves to either side, access to roof space, power points, single radiator, front aspect upvc lead light double glazed window overlooking the front garden.

BEDROOM TWO

14'06 x 9'02 (4.42m x 2.79m)

Ceiling light, power points, single radiator, side aspect upvc double glazed window overlooking fields and countryside.

BEDROOM THREE

11'06 x 7'03 (3.51m x 2.21m)

Ceiling light, power points, single radiator, access to above stairs storage cupboard, front aspect upvc lead light double glazed window overlooking the front garden.

FAMILY BATHROOM

11'09 x 6'11 (3.58m x 2.11m)

Walk in shower cubicle with wet board and glass screen, pedestal wash hand basin, monobloc mixer tap over, close coupled w.c, half tiled walls, double radiator, ceiling light, side aspect upvc double glazed window.

DETACHED SINGLE GARAGE & PARKING

17'05 x 10'09 (5.31m x 3.28m)

Accessed via a single up & over door to front, personal window to side and rear aspect, side aspect door. Driveway parking to front for one vehicle.

STONE STORE SHED

9'00 x 7'08 (2.74m x 2.34m)

Personal window to side, door to front access.

OUTSIDE

The property is positioned towards the rear of the plot, with a garden that wraps around the front and sides, enclosed by a surrounding wall. A small pedestrian gate provides access to a pathway leading to the front door and continuing around the property.

To the left, a spacious lawn is bordered by shrubs, bushes, and small trees, complemented by a patio/seating area that offers scenic views over the fields and countryside.

On the right-hand side, the garden features flower borders, a dwarf wall, an additional large lawned area, and a pathway leading to the rear door. This area also includes a septic tank, a storage shed, gravelled raised beds, outside lighting, and an outdoor tap.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill, upon reaching traffic lights at Nailbridge, take the turning right into Highview Road. Proceed up over Ruardean Hill, following the road around to the left hand side. At the 90 degree left, filter right onto Farm Road where the property can be found after a short distance on the left hand side.

SERVICES

Mains electric and water. Septic tank.

LOCAL AUTHORITY

Council Tax Band: C

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

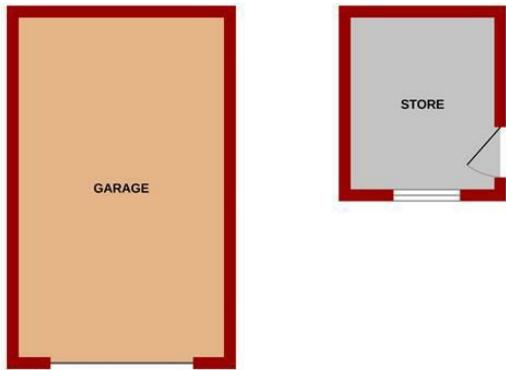
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports).

MONEY LAUNDERING REGULATIONS

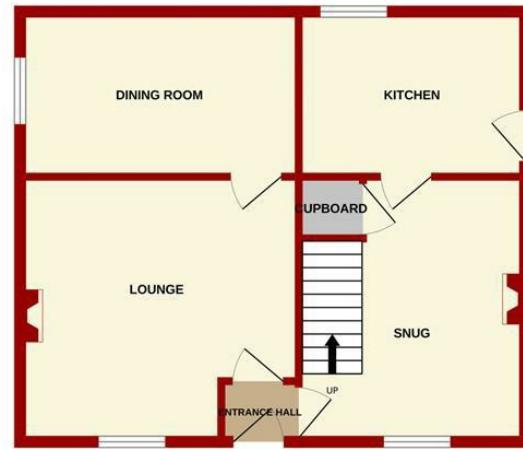
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



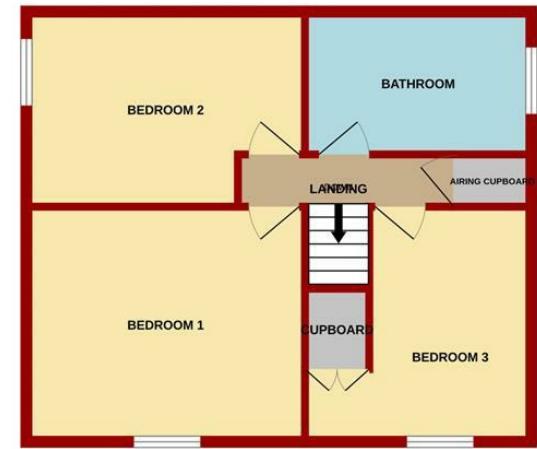
OUTBUILDINGS



GROUND FLOOR



1ST 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	65
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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