

Woodlea Ruspidge Road
Ruspidge, Cinderford GL14 3AH

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £450,000

*****VIRTUAL TOUR*** WOODLEA is an IMMACULATELY PRESENTED FOUR-BEDROOM SEMI-DETACHED BUNGALOW offering SPACIOUS and HIGHLY VERSATILE ACCOMMODATION extending to approximately 1,940 SQ.FT. Occupying a GENEROUS CORNER PLOT, this impressive home benefits from BEAUTIFULLY MAINTAINED WRAP-AROUND GARDENS, OFF-ROAD PARKING FOR UP TO FOUR VEHICLES, and a SINGLE GARAGE. Offered to the market with NO ONWARD CHAIN, WOODLEA provides an IDEAL OPPORTUNITY FOR FAMILIES seeking flexible living space in a DESIRABLE VILLAGE SETTING. Situated in the POPULAR VILLAGE OF RUSPIDGE, the property enjoys EASY ACCESS TO PICTURESQUE WOODLAND WALKS, while the NEARBY TOWN OF CINDERFORD offers a comprehensive range of everyday amenities and services.**

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 front aspect composite door leads into;

FRONT PORCH
14'9 x 4'7 (4.50m x 1.40m)
Tiled flooring, front aspect windows overlooking the front garden, two steps lead up to a upvc double glazed door leading into;

ENTRANCE HALL
6'9 x 17'9 (2.06m x 5.41m)
A spacious hall with a built-in cloak cupboard, airing cupboard, radiator, solid wood flooring, loft access with drop down ladder, doors lead off to the living room, kitchen/breakfast room, bedroom four/study and bathroom.

BEDROOM FOUR/STUDY
8'8 x 9'4 (2.64m x 2.84m)
A double room with a radiator and front aspect window that would also serve well as a home office.

KITCHEN/BREAKFAST ROOM
9'10 x 20'10 (3.00m x 6.35m)
Comprising a range of quality fully fitted wall and base level units with granite worktops and up-stands, a sunken sink unit, an electric range style cooker with gas hob, glass splash-back and extractor hood above, there is space and plumbing for an American style fridge/freezer and dishwasher. Additionally there is durable tiled flooring, space for a table with skylight above, radiator, rear aspect French doors and an additional side aspect door both leading out to the rear garden.

BATHROOM
6'9 x 6'10 (2.06m x 2.08m)
Comprising a modern white three-piece suite to include a panelled bath with mains fed rainfall shower over and tiled splash-backs, close coupled w.c and vanity washbasin unit. There is also a heated ladder towel rail, tiled flooring and an obscured rear aspect window.

LIVING ROOM
12'2 x 20'6 (3.71m x 6.25m)
A bright and spacious room ideal for entertaining guests or family gatherings featuring a lovely fireplace with inset log burner set on a sleek granite hearth, solid wood flooring, radiators, front aspect window having woodland outlook, doors lead off to the dining room and bedrooms.







DINING ROOM
12'2 x 10'6 (3.71m x 3.20m)
Radiator, solid wood flooring, double doors lead through to the conservatory.

CONSERVATORY
11'1 x 14'7 (3.38m x 4.45m)
Tiled flooring, radiator, wall lights, power points, two pairs of French doors lead out to the rear garden.

PRINCIPLE BEDROOM
14'1 x 11'4 (4.29m x 3.45m)
Benefitting from built-in wardrobes, radiator, two rear aspect windows, loft access and a door leading into the en-suite shower room.

ENSUITE SHOWER ROOM
5'5 x 7'7 (1.65m x 2.31m)
Comprising a walk-in mains fed shower cubicle with rainfall shower, close coupled w.c and vanity washbasin unit. There is also a radiator, tiled flooring, partly tiled walls and an obscured rear aspect window.

INNER CORRIDOR
Accessed from the living room with a radiator and doors leading off to bedrooms two and three.

BEDROOM TWO
16'3 x 12'2 (4.95m x 3.71m)
A large room with a radiator and front aspect window having woodland outlook.

BEDROOM THREE
9'4 x 15'9 (2.84m x 4.80m)
Also a large room with a radiator and side aspect window.

PARKING & GARAGE
To the side of the property is a tarmac driveway suitable for parking up to three vehicles. To the rear of the property is an additional parking space that in turn leads to the single garage accessed via a power roller door with power and lighting, a pit and dual aspect double glazed windows.















OUTSIDE
The beautifully maintained gardens wrap around the property and are thoughtfully landscaped, featuring an attractive and well-established selection of colourful plants, shrubs, and small trees, including a distinctive monkey puzzle tree planted in the front garden by the current owner. The rear garden offers an excellent degree of privacy and has been designed for both relaxation and entertaining, with areas of AstroTurf, a decked seating terrace, a summer house, and a patio with gazebo. In addition, there is a useful utility outbuilding benefitting from power and lighting.

DIRECTIONS
From the Mitcheldean office proceed down to the mini-roundabout turning right onto the A4136 . Continue up over plump hill and upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Proceed towards the town centre taking the third turning right just after the Petrol Station into Valley Road, proceed along here taking the first exit at the mini-roundabout and continue along until reaching the T junction. Turn left onto St Whites Road and proceed up the hill taking the third turning right into Ruspidge Road, continue along here until you come to the left turning into Hudsons Lane just past the shop on the right hand side where the property can be found on the corner.

SERVICES
Mains water, electricity, drainage, gas.

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

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/Full Structural Surveys).





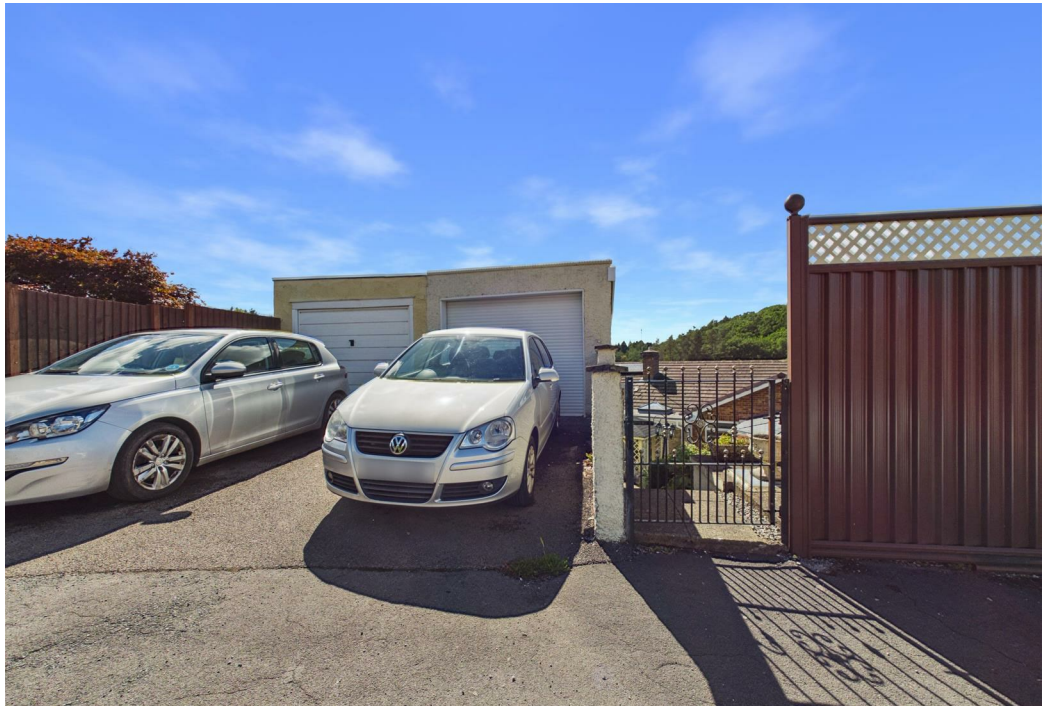














Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 2

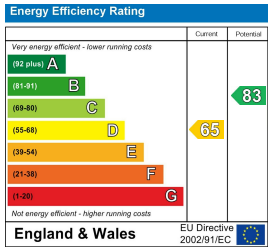
Approximate total area(1)

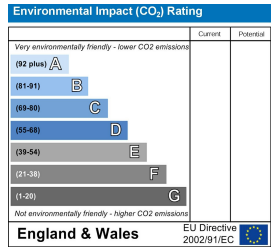
1937 ft²

(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.

