

Lane End Newham Bottom
Ruardean GL17 9UB

STEVE GOOCH
ESTATE AGENTS | EST 1985

Lane End Newham Bottom

Ruardean GL17 9UB

£725,000

A CHARMING AND CHARACTERFUL THREE-BEDROOM DETACHED FOREST COTTAGE, believed to date back to CIRCA 1820, situated along a QUIET NO-THROUGH ROAD and set within GROUNDS APPROACHING 1.5 ACRES. This delightful period home offers SPACIOUS AND VERSATILE ACCOMMODATION, comprising an entrance porch, kitchen/breakfast room, dining room, lounge, sunroom, study, utility room and shower room to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property enjoys BEAUTIFULLY STOCKED AND ENCLOSED GARDENS, featuring an abundance of established flowers, shrubs and mature trees, together with a PADDOCK WITH VEHICULAR ACCESS, BARN, GARAGE AND WORKSHOP, offering a wonderful opportunity for those seeking a PEACEFUL RURAL LIFESTYLE with generous outdoor space.

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

The nearby village of Drybrook has a range of amenities to include, chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, rugby club and a bus service to Gloucester and surrounding areas.



The property is accessed via a UPC Georgian bar obscure glazed door, giving access into:

ENTRANCE PORCH
6'8" x 3'11" (2.03m x 1.19m)
Of stone construction with outside lighting, ceiling light, oil fired central heating and hot water boiler, small worktop, cupboard, tiled floor, power point and side aspect window.

KITCHEN/DINER
9'5" 16'6" (2.87m 5.03m)
L-Shaped and comprises of one and a half bowl sink unit with monobloc mixer tap over, rear aspect window overlooking rear garden, quartz or granite worktop with integrated drainer, matching upstands, range of base and wall mounted units, integrated fridge/freezer, integrated Neff dishwasher, integrated Neff hob with Neff extractor filter hood above, Neff conventional and microwave ovens, large pull out larder style storage unit, underfloor heating, central heating thermostat control, exposed timber skirting boards, inset ceiling spots, under cupboard lighting, power points, tiled floor, at the Dining end is a rear aspect window overlooking the rear garden, side aspect sliding patio door overlooking garden and views toward Ruardean Woodside,

DINING ROOM
15'6" x 11'1" (4.72m x 3.38m)
Ceiling light, wall light points, sprung Ash wooden flooring, exposed timber skirting boards, coving, power points, radiator, double French doors open onto the patio. Step up to:

UTILITY ROOM
8'7" x 6'1" (2.62m x 1.85m)
Range of base and wall mounted units, worktop, space for under counter fridge or freezer, plumbing and space for automatic washing machine and tumble dryer, tiled surrounds, tiled flooring, underfloor heating, wall mounted electric storage heater, ceiling light, side aspect obscure window.

SHOWER ROOM
5'0" x 5'10" (1.52m x 1.78m)
White suite with concealed cistern WC, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, tiled splashback, quadrant shower cubicle with mains fed shower fitted, inset ceiling spots, extractor fan, tiled flooring, underfloor heating, wall mounted electric heater, side aspect obscure window.

RECEPTION AREA
15'20 x 8'2 (4.57m x 2.49m)
Oak stairs with glass inserts lead to the first floor, exposed ceiling timbers, wall light points, radiator, power points, pair of French doors opening to the Sunroom, opening into:













LOUNGE
12'10" x 10'9" (3.91m x 3.28m)
Feature fireplace with woodburning stove inset, lintel with stone hearth, plinth housing the entertainment equipment, shelving units, window seat with storage, bow window overlooking the garden with views towards fields, forest and woodland and Newham Bottom, wall light points, double radiator, power points, telephone point.

SUNROOM
10'8" x 23'11" (3.25m x 7.29m)
Vaulted ceiling, exposed ceiling timbers, inset ceiling spots, Velux-style rooflights with electric openers, blind and rain sensors, floor to ceiling side aspect windows with attractive floors, engineered wood floor, underfloor heating, dxposed timber skirting boards, power points, French doors open onto the patio area with extensive views,

STUDY
Engineered wood flooring, vaulted ceiling, exposed ceiling timbers, inset ceiling spots, Velux-style rooflight with blinds, built-in workstation with shelving, cupboard, power points, underfloor heating, storage cupboard, exposed timber skirting boards.

GALLERIED LANDING
Vaulted ceiling, Velux-style rooflight with blind, storage cupboard with louvre doors and shelving space, housing the hot water cylinder, deep eaves storage space.

BEDROOM ONE
9'7" x 17'0" (2.92m x 5.18m)
Ceiling lights, access to roof space, power points, night storage heater, side aspect window overlooking the rear garden with views towards forest and woodland, built-in wardrobes with various hanging, shelving and drawer space, rear aspect French doors open to small roof area with extensive views.

BEDROOM TWO
12'11" x 10'11" (3.94m x 3.33m)
Range of built-in storage units with dressing table inset, access to roof space, ceiling light, wall light points, night storage heater, power points, front aspect window overlooking the garden, paddock, fields, forest, woodland and countryside.

BEDROOM THREE
9'6" x 11'3" (2.90m x 3.43m)
Access to roof space, power points, telephone point, night storage heater, rear aspect window with beautiful views over the gardens and surrounding countryside.

FAMILY BATHROOM

5'7" x 7'11" (1.70m x 2.41m)

Vanity wash hand basin with worktop and cupboards beneath, concealed cistern WC, modern side panel bath with mixer tap/shower fitted, tiled surround, vaulted ceiling, inset ceiling spots, exposed ceiling timber, tiled flooring, tiled surrounds, chrome wall mounted heated towel radiator, front aspect obscure window.

OUTSIDE

Property is accessed via wrought iron gate into paved pathway leading to the front porch, outside lighting, paved patio and steps lead to flagstone patio, flower borders, shrubs, bushes, small trees, paved steps and gravelled area lead to the rear garden, patio and seating area, space for tables and sunloungers, curved steps, flowers and bushes, vegetable produce area, greenhouse, lawned area, UPVC guttering, summerhouse, all enclosed by a mixture of fencing and hedging surrounds. Crossing the Public Footpath leads to gated access to second garden area, laid to lawn with flower borders, ecnlosed by fencing and hedging surround, greenhouse, access to oil tank, gated access into the paddock which has fruit trees, poly tunnel all encloed by fencing and hedging. Gated Roadside access.

DETACHED GARAGE & WORKSHOP

Accessed via single up and over door, obscure window to side, personal door to front, power and lighting. In the paddock is a tin barn, polytunnel, fencing and hedging surround currently rented out as grass keep, gated vehicle access from the far end.

SERVICES

Mains electricity, mains water, oil heating, drainage by septic tank, night storage heating, underfloor heating to some downstairs rooms. Gigaclear broadband.

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.









DIRECTIONS

From Mitcheldean, follow the A4136 in the direction of Coleford and Monmouth. Continue straight over the Nailbridge traffic lights and along to the village of Brierley. Upon entering Brierley, take the first right turn signposTed Ruardean Woodside & Ruardean and continue along this road. Take the left turn signposted Newham Bottom just before entering Ruardean Woodside, then follow this lane almost to the end where the property can be found on the right hand side.

LOCAL AUTHORITY

Council Tax Band: E
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).

MONEY LAUNDERING REGULATIONS

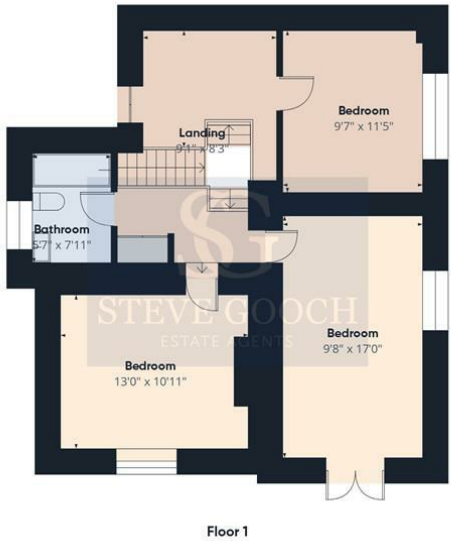
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)











Approximate total area(1)

1678 ft²

Reduced headroom

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

