

Fern Villa Forest Road
Ruardean GL17 9XR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £475,000

**** VIRTUAL TOUR AVAILABLE ** A SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED family home having ANNEX/MULTI-GENERATIONAL LIVING POTENTIAL (subject to permissions), offering over 2,300SQ. FT. of VERSATILE LIVING ACCOMMODATION and set within a GENEROUS PLOT of approximately ONE FIFTH OF AN ACRE in the peaceful semi-rural village of Ruardean Woodside. Believed to date back to the LATE 19TH CENTURY, the property has been SYMPATHETICALLY EXTENDED over the years, resulting in a TRULY IMPRESSIVE residence that blends CHARACTER with MODERN COMFORT. Ideal for LARGE FAMILIES or those seeking MULTI-GENERATIONAL LIVING, this home provides an ABUNDANCE OF SPACE and EXCITING POTENTIAL.**

The accommodation briefly comprises ENTRANCE HALL, DOWNSTAIRS W.C, KITCHEN/DINER, SITTING ROOM, GARAGE/PLAY ROOM and UTILITY on the ground floor. To the first floor is THE PRINCIPAL BEDROOM SUITE, THREE FURTHER BEDROOMS, FIFTH BEDROOM/STUDY and BATHROOM. The property is TRIPLE GLAZED THROUGHOUT and has recently had a NEW OIL-FIRED BOILER and PVC GUTTERING, SOFFITS & FASCIAS.

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.

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.

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.





Front aspect triple glazed upvc door leads into;

ENTRANCE HALL
A warm and inviting space having a cupboard housing the oil-fired combi boiler, radiators, stairs ascending to the first floor landing with cupboard beneath, doors lead off to the downstairs w.c, kitchen/diner and sitting room.

DOWNSTAIRS W.C
Comprising a close coupled w.c, wall mounted washbasin, radiator, side aspect obscured window.

KITCHEN/DINER
22'10 x 11'02 (6.96m x 3.40m)
Comprising a range of fitted base level units with laminate worktops, tiled splashbacks an inset stainless steel sink unit with drainer. There is space for a cooker and undercounter fridge and freezer.

The dining area with bay window suits a large dining table, radiator, exposed wooden floorboards. A door leads into the garage/play room.

SITTING ROOM
20'10 x 18'09 (6.35m x 5.72m)
An L-shaped room offering spaces to relax and entertain featuring a stone built fireplace with bio fuel stove, radiators, tv point, laminate wood flooring, dual side and rear aspect windows, triple glazed French doors lead out to raised terrace.

GARAGE/PLAY ROOM
24'02 x 12'08 (7.37m x 3.86m)
Formerly a garage that is currently used as a play room having fantastic potential for multi-generational living accessed via a pair of triple glazed upvc doors from the driveway, fitted shelving units, radiator, access to the utility to the rear.

UTILITY
12'03 x 6'11 (3.73m x 2.11m)
Fitted base units with inset stainless steel sink unit with drainer, tiled worktops, space and plumbing for a washing machine and fridge/freezer. Radiator, tiled floor, rear aspect window and door lead out to the rear garden.







LANDING
Loft access, obscured side aspect window, radiator. Doors lead off to the five bedrooms and bathroom.

BEDROOM ONE
16'108x 12'03 (4.88mx 3.73m)
With a range of built in wardrobes, loft access, tv point, rear aspect window with far reaching Forest Views, door leads into;

ENSUITE BATHROOM
10'00 x 8'04 (3.05m x 2.54m)
Comprising a modern white suite with panelled bath and shower attachment over, close coupled w.c and pedestal washbasin. There is a built in airing cupboard and linen cupboard, radiator, obscured front aspect window.

BEDROOM TWO
11'01 x 11'02 (3.38m x 3.40m)
A double room with a radiator, rear aspect window with wonderful Forest views.

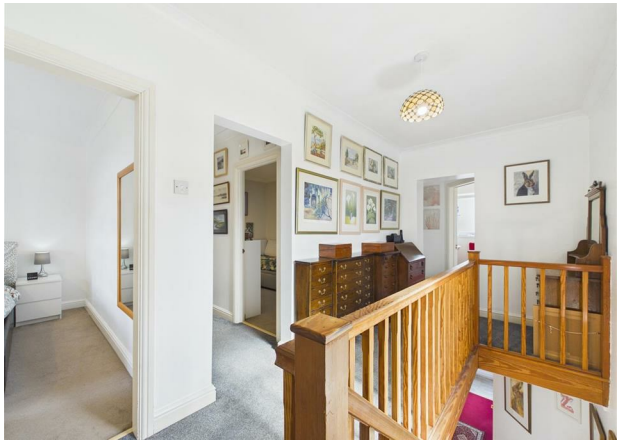
BEDROOM THREE
10'07 x 10'09 (3.23m x 3.28m)
A double room with a radiator, front aspect window.

BEDROOM FOUR
17'03 x 7'07 (5.26m x 2.31m)
A double room with a radiator, rear aspect window with stunning Forest views.

BEDROOM FIVE/STUDY
11'01 x 7'03 (3.38m x 2.21m)
Flexible as a bedroom or work from home space.

BATHROOM
10'05 x 6'11 (3.18m x 2.11m)
Comprising a modern white suite having a panelled bath, close coupled w.c and pedestal washbasin, heated towel rail, tiled walls, vinyl flooring, obscured front aspect window.

PARKING
A wooden five-bar gate opens onto a long driveway, providing ample parking for three to four vehicles.








WIDE WILD WORLD







OUTSIDE

The front garden is low-maintenance with AstroTurf, complemented by an array of shrubs and bushes. Just in front of the property, you'll find a block-paved seating area, perfect for entertaining and basking in the late afternoon sun, with convenient side access.

The south-west facing rear garden offers breathtaking views and is predominantly laid to lawn, interspersed with mature trees, bushes, and flower borders. At the rear, a raised terrace tiled seating area provides an ideal spot to relax and fully appreciate the stunning vistas.

DIRECTIONS

What3Words- gala.defeat.erupt- From Mitcheldean proceed out of the village in the direction of the A4136 towards Coleford and Monmouth. Follow the road up and over Plump Hill, then continue straight on at the Nailbridge traffic lights. Continue on the A4136 into Brierley, then take the first right signposted Ruardean and Ruardean Woodside. Follow the road and enter the village of Ruardean Woodside, then take the first right into Denehurst. Turn left onto Forest Road and the property can be found after a short distance on the left.

SERVICES

Mains water, electricity. Oil. Septic Tank.
Gigaclear and Openreach in area

LOCAL AUTHORITY

Council Tax Band: D
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 - 7.00pm 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)








Ruardean H
Ruardean
Woodside
Google
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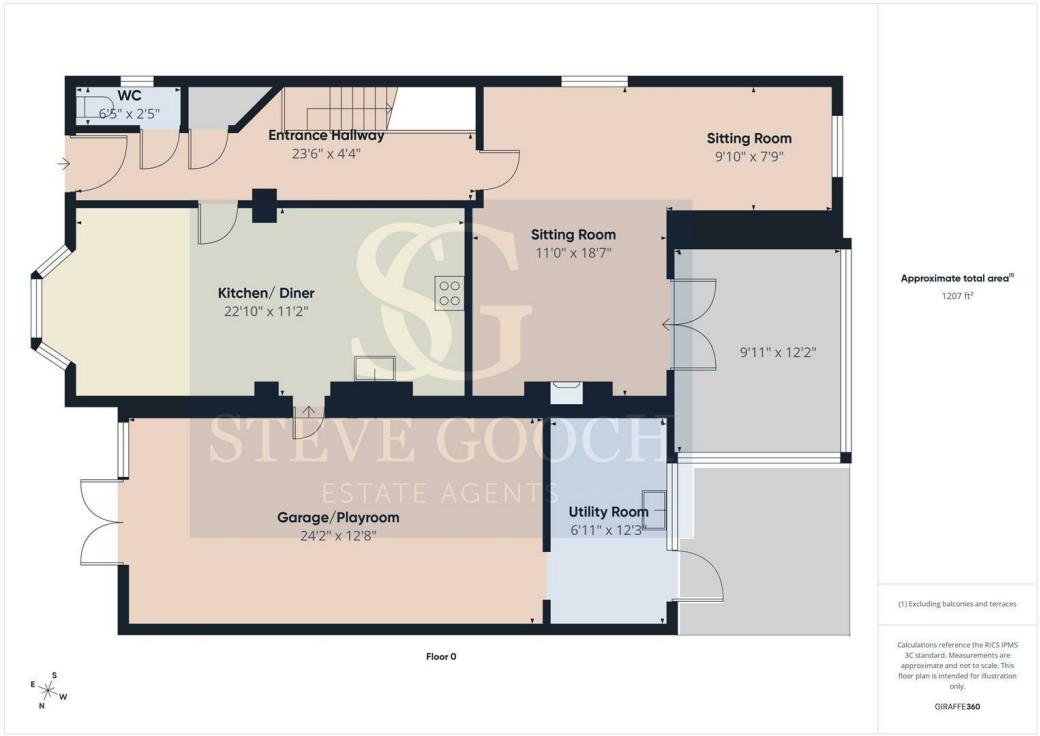


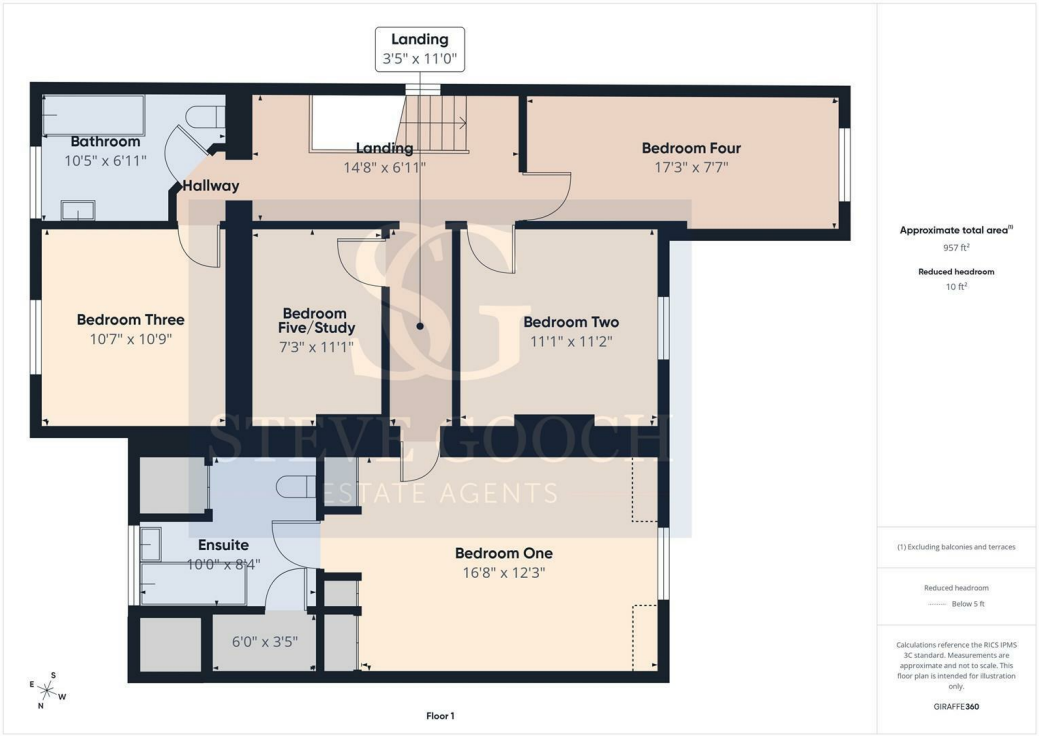












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