



**FREEHOLD**

**£255,000**



## **COURT HOUSE, THE SQUARE, RUARDEAN, GLOUCESTERSHIRE, GL17 9TJ**

- THREE BEDROOMS
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- OIL FIRE CENTRAL HEATING
- VILLAGE LOCATION
- LOUNGE/DINER
- GARDEN ROOM
- WOOD BURNER
- CHARACTER FEATURES
- OFF ROAD PARKING

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# COURT HOUSE, THE SQUARE, RUARDEAN, GLOUCESTERSHIRE, GL17 9TJ

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS STONE DETACHED COTTAGE IN THE HISTORIC VILLAGE OF RUARDEAN, BELIEVED TO DATE BACK TO THE 16TH CENTURY.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Double glazed French Doors lead to -

**Garden Room: 9' 8" x 8' 6" (2.95m x 2.59m),** With power and light, plumbing for automatic washing machine & space for tumble dryer with worktop over, tiled floor, door to -

**Kitchen: 18' 1" x 7' 5" (5.51m x 2.26m),** Fitted at wall and base level providing worktop and storage space with breakfast bar, inset sink unit, Rangemaster cooker, space for fridge/freezer, radiator, tiled floor, window to side looking out to the garden and church tower.

**Lounge/Diner: 27' 5" x 12' 4" (8.36m x 3.76m),** The lounge area has a feature cast iron log burner on raised hearth, exposed stone wall with wooden mantle, beamed ceiling, radiator, stairs to first floor landing, windows to front and side, double glazed door to front. Dining area - beamed ceiling, fitted shelving, two radiators, window to front.



**Lobby:** Radiator, doors to -

**W.C.:** Low level W.C., wash hand basin, skylight.

**Shower Room: 8' 0" x 4' 6" (2.44m x 1.37m),** Shower cubicle with tiled surround, pedestal handbasin with tiled surround, radiator, skylight.

**Cellar: 12' 7" x 9' 0" (3.84m x 2.74m),** Power and light, oil fired combi boiler, quarry tiled floor.



**Landing:** Space to build an airing cupboard with slat shelving, radiator.

**Bedroom One: 12' 9" x 11' 10" (3.89m x 3.61m),**  
Fitted wardrobes, radiator, window to front.

**Bedroom Two: 12' 4" x 9' 3" (3.76m x 2.82m),**  
Fitted wardrobe, radiator, window to front

**Bedroom Three: 13' 3" x 9' 4" (4.04m x 2.84m),**  
Fitted wardrobes and chest of drawers, radiator, window to side.

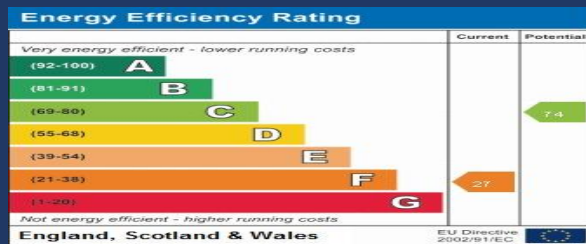
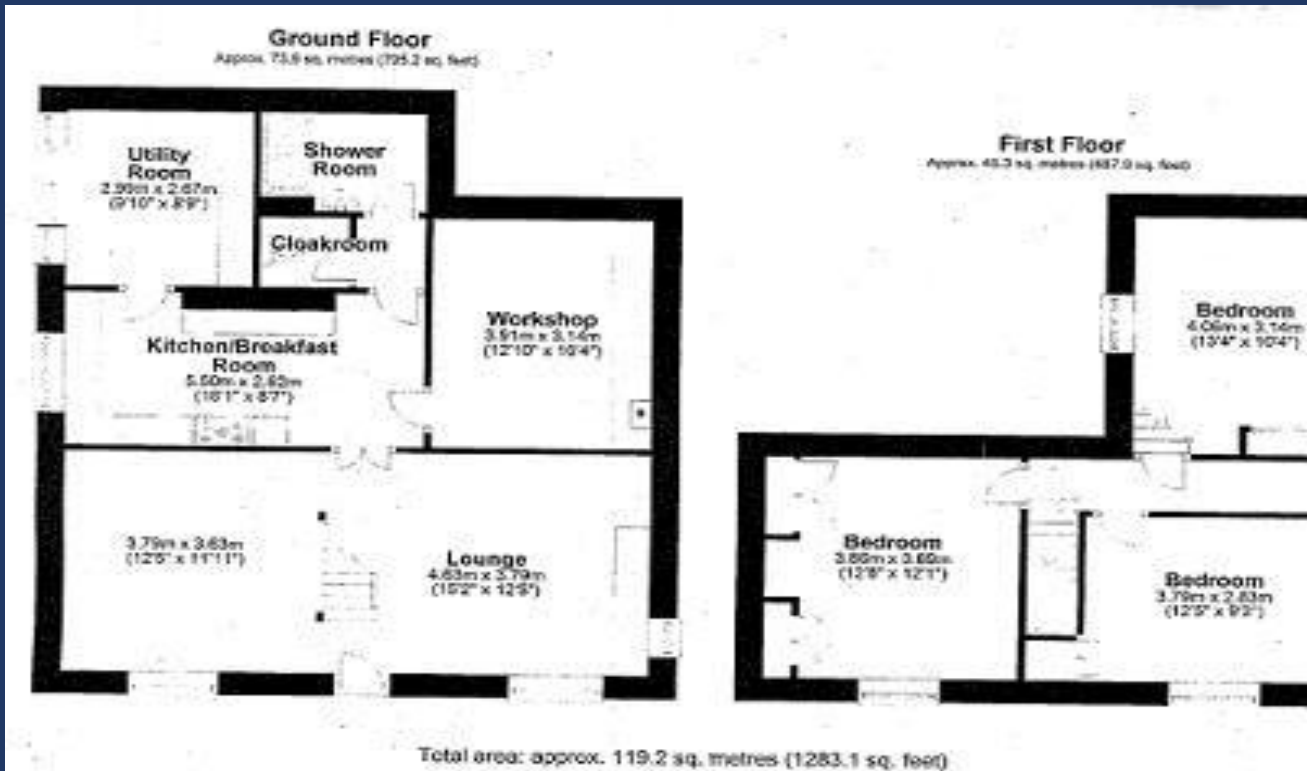
**Outside:** Driveway with parking for two vehicles, with wrought iron railing surround. A pathway leads to the side of the property and into the rear garden which is mainly laid to lawn with patio and raised flower beds, two greenhouses, two sheds, herbaceous borders. The garden is enclosed by low wall surround.

**Services:** Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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ABOUT  
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