



£495,000



**FOREST HAVEN, 34 RUSPIDGE ROAD, RUSPIDGE,
GLOUCESTERSHIRE, GL14 3AD**

- FIVE BEDROOM FAMILY HOME
- PLEASANT WOODLAND OUTLOOK
- PLENTY OF PARKING & GARAGES
- EXTREMELY VERSATILE ACCOMMODATION
- LARGE LANDSCAPED GARDENS & ORCHARD
- TWO BEDROOM ANNEXE
- SOUGHT AFTER LOCATION

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FOREST HAVEN, 34 RUSPIDGE ROAD, RUSPIDGE, GLOUCESTERSHIRE, GL14 3AD

SITUATED ON A LARGE PLOT AND WITH AN UNUSUAL AMOUNT OF OFF ROAD PARKING AND GARAGING, THIS THREE BEDROOM DORMA STYLE HOME WITH ATTACHED POTENTIALLY TWO BEDROOM ANNEXE. THE PROPERTY IS IDEAL AS DUAL FAMILY ACCOMMODATION OR SOMEBODY WHO NEEDS A LARGE AMOUNT OF PARKING/STORAGE SPACE, AS WELL AS ANYBODY WHO IS INTERESTED IN GOOD SIZED GARDENS, MUCH OF WHICH IS AN ATTRACTIVE FRUIT ORCHARD

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 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.

ACCOMMODATION (measurements approx):

,Steps lead to front door which opens into -

Hallway: With built-in cupboard, radiator.

Lounge: 15' 0" x 11' 10" (4.57m x 3.60m), Window to front with pleasant outlook, radiator. Archway through to -

Dining/Garden Room: 8' 9" x 9' 0" (2.66m x 2.74m), Radiator, French doors to side, windows with views. This room opens into -

Kitchen/Dining Room: 15' 0" x 9' 10" (4.57m x 2.99m), Fitted at wall and base level providing worktop and storage space, with fitted oven, microwave, hob and hood, tiled splash backs, radiator.



Bedroom 1 : 12' 0" x 11' 10" (3.65m x 3.60m), Which is downstairs. Fitted wardrobes, dressing table, bedside cabinets, window to front with views, radiator.

Bathroom: 9' 10" x 9' 9" (2.99m x 2.97m), Comprising bath, shower cubicle, vanity wash hand basin, closed box w.c., bidet, tiling to walls, extractor, heated towel rail.

From the Hallway stairs lead to Landing: Eaves storage cupboard.

Bedroom 2: 11' 10" x 9' 10" (3.60m x 2.99m), Radiator, skylight, window to side.

Shower Room: With shower cubicle, w.c., vanity wash hand basin, skylight, heated towel rail, tiling to walls.



Bedroom 3: 14' 10" x 9' 4" (4.52m x 2.84m x 2.77m), Velux window to front and rear, radiator. Open plan to -

Dressing Room/Office: 12' 3" x 9' 8" (3.73m x 2.94m), Skylight, window to rear, radiator.

Rear Hall: Accessed from the Kitchen. Door to outside and door through to Annexe. Off which is a -

Utility Room: With plumbing for automatic washing machine, gas boiler for central heating and domestic hot water.

Annexe: As you enter the Annexe you first come across the -

Shower Room: With shower cubicle, w.c., vanity wash hand basin, tiled splash backs, window, electric heated towel rail.

Kitchen: 10' 0" x 6' 3" (3.05m x 1.90m), Fitted at wall and base level, with sink unit, hob, oven and extractor, window to side.

Lounge: 15' 0" x 10' 0" (4.57m x 3.05m), With gas fire, patio doors, radiator, windows.

Dining Room/Bedroom 10' 4" x 10' 5" (3.15m x 3.17m), Window, radiator.

Bedroom 9' 7" x 8' 0" (2.92m x 2.44m), Window, radiator.

Basement Area (below property) With another gas boiler for central heating and domestic hot water.

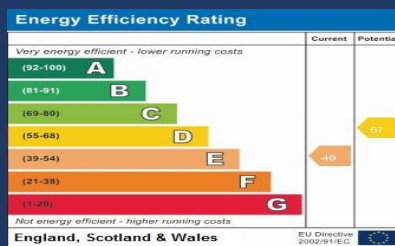
Outside: To the front of the property there is a large parking and turning area suitable for several vehicles and two Detached Garages with power and light.

Gate and pathway leading to the front of the property, with two lawned areas and herbaceous borders. To the side of the property is further ornamental planting. Pathway leads to the rear gardens which are terraced, with patio areas and ornamental planting. There is a patio immediate to the Annexe area and path and steps lead to large lawned areas leading to orchard with a variety of Plum, Apple and Cherry trees making this an attractive setting for this property particularly in the Spring time.

Service: All main services 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.



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