



FREEHOLD

£325,000



**FOREST VIEW, SPOUT LANE, RUARDEAN HILL, DRYBROOK,
GLOUCESTERSHIRE, GL17 9AW**

- THREE DOUBLE BEDROOMS
- LARGE CONSERVATORY
- UTILITY/LAUNDRY ROOM
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING (ROOM FOR 2/3 CARS)
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- LPG CENTRAL HEATING
- GARDENS WITH SPECTACULAR VIEWS

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FOREST VIEW, SPOUT LANE, RUARDEAN HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9AW

THREE BEDROOMED COTTAGE WHICH IS GENEROUS IN PROPORTIONS. COMPRISING GOOD SIZED LOUNGE, LARGE CONSERVATORY, KITCHEN/BREAKFAST ROOM, DOWNSTAIRS W.C., FAMILY BATHROOM, GARAGE, OFF ROAD PARKING AND GARDENS WITH SPECTACULAR VIEWS. THE COTTAGE IS A SHORT WALK FROM A BUS STOP AND IS IN THE CATCHMENT AREA FOR THE RENOWNED DENE MAGNA SECONDARY SCHOOL. THE LANE WHERE THE COTTAGE IS SITUATED IS A SHORT WALK FROM 'PAN TOD' - THE HIGHEST POINT IN THE FOREST AND MINUTES AWAY FROM WALKS INTO THE FOREST. THE VILLAGE OF DRYBROOK IS APPROXIMATELY A 3 MINUTE DRIVE FOR FACILITIES.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a range of amenities to include post office/general store, public house and doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

UPVC Front door to -

Entrance Hall: Tiled floor.

Cloakroom: Two piece suite, low level W.C., wash hand basin with mixer tap, tiled splashbacks, tiled floor, chrome towel rail, connections for shower, window to side.

Utility: Power and lighting, tiled floor, plumbing.

Kitchen: 14' 7" x 12' 2" (4.44m x 3.71m), Fitted at base level providing worktop and storage space with wooden worktops.



Corner shelving and wine rack, circular stainless steel sink with mixer tap, plumbing for dishwasher, cooker point with extractor over, tiled floor, spotlighting, radiator, upvc window with view, patio door to outside.

Living Room: 23' 6" x 11' 2" (7.16m x 3.40m), Of good size with feature fireplace housing multi-fuel burner with stone hearth, beamed ceiling, two radiators, T.V. point, door to outside, stairs off. French doors stepping down to -

Conservatory: 16' 9" x 11' 4" (5.10m x 3.45m), Of UPVC construction. A lovely light room which is part glazed taking advantage of the outstanding views over the countryside, laminate floor, wall mounted radiator, French doors to outside.



Landing: Access to loft, windows to two aspects, airing cupboard with radiator and shelving.

Bedroom One: 14' 6" x 12' 0" (4.42m x 3.65m),
Upvc window with views over surrounding villages, radiator.

Bedroom Two: 11' 0" x 8' 0" (3.35m x 2.44m),
Window to two aspects with views, radiator

Bedroom Three: 10' 10" x 8' 0" (3.30m x 2.44m),
Window again with far reaching views, access to loft, alcove for hanging/shelving, radiator.

Bathroom: Suite in white comprising low level W.C., pedestal wash hand basin, corner Jacuzzi bath with chrome effect mixer tap, tiled splashbacks, shower cubicle, heated towel rail, laminate floor, window.

Outside: Double wrought iron gates lead to a hardstanding for parking and a detached single garage. Steps lead down to a lawned area with fenced boundaries and views. Off the kitchen & conservatory is a decked seating area overlooking amazing views of the surrounding countryside.

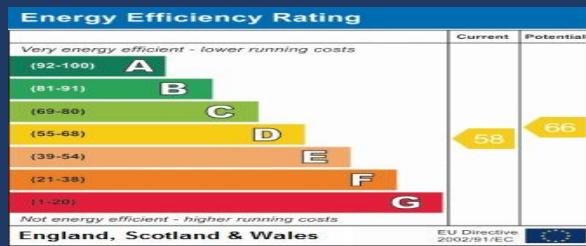
Services: Mains water, electricity and drainage. The heating system and services where applicable have not been tested.



DIRECTIONS – From our Cinderford Office proceed down the High Street on the A4151 to its junction with the A4136. Turn right for Mitcheldean and then almost immediately left to Ruardean. Proceed on this road, passing Hales Builders Merchants and on up the hill until you come to a small staggered crossroads. Turn left here signposted The Hollow. Proceed past a water feature with a Horses Head and take the first turning right which leads into Spout Lane.

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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PASSIONATE
ABOUT
Property
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