



FREEHOLD

£575,000



**OAKFIELD, FOREST ROAD, RUARDEAN WOODSIDE,
RUARDEAN, GLOUCESTERSHIRE, GL17 9XW**

- DETACHED HOUSE
- APPROXIMATELY 1.5 ACRES WITH WOODLAND BACKDROP
- TWO/THREE BEDROOMS
- KITCHEN
- BATHROOM
- RURAL LOCATION
- RANGE OF OUTBUILDINGS
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- OIL FIRED CENTRAL HEATING

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OFFERING A FANTASTIC OPPORTUNITY TO LIVE IN A RURAL LOCATION ADJACENT TO OPEN WOODLAND AND WITH THE BENEFIT OF A LARGE Paddock (APPROX. 1.5 ACRE TOTAL PLOT). ALTHOUGH REQUIRING AN AMOUNT OF REFURBISHMENT, THE PROPERTY WOULD MAKE A SUPERB FAMILY HOME WITH SCOPE TO EXTEND (SUBJECT TO PLANNING).

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by and 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.

Rear door to -

Hall:

Kitchen: 10' 8" x 10' 6" (3.25m x 3.20m),
Windows to two aspects, range of wall and base units, cooker point, sink unit.

Lounge: 16' 8" x 12' 1" (5.08m x 3.68m),
Windows to two aspects, wood burner, T.V. point, radiator.



Bedroom Three/Reception Room: 16' 1" x 12' 1" (4.90m x 3.68m), Window to front, radiator.

Downstairs Cloakroom: 4' 11" x 3' 6" (1.50m x 1.07m), W.C., sink unit, window.

From hall stairs to -

Landing: Window, radiator.



Bedroom One: 11' 1" x 11' 1" (3.38m x 3.38m),
Windows to two aspects, radiator.

Bedroom Two: 14' 1" x 12' 1" (4.29m x 3.68m),
Window, radiator.

Bathroom: 9' 6" x 4' 8" (2.89m x 1.42m), Bath,
W.C., sink, radiator, window.

Attic Room: 16' 9" x 9' 5" (5.10m x 2.87m),
Radiator.

Outside: Large garden to the front of the property. A drive leads to the rear where there is a back garden. There is a range of outbuildings and stable blocks and access into a paddock with fenced boundaries, edged with woodland. The whole plot in total is approximately one and a half acres.

Services: Mains water and electricity 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.

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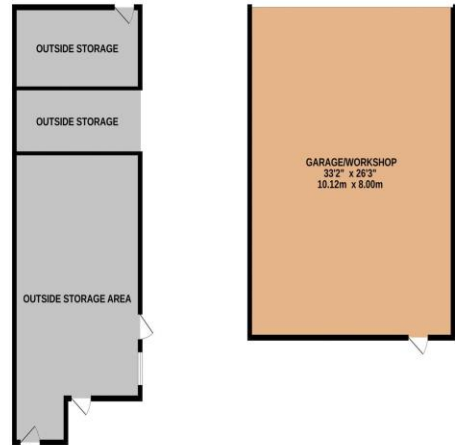
GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



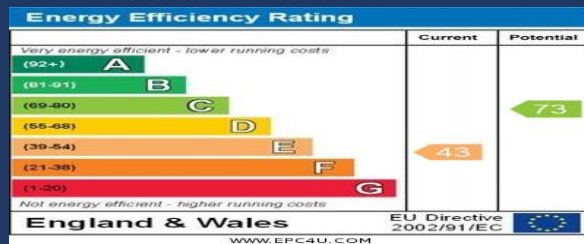
OUTBUILDINGS
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 2759 sq.ft. (256.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PASSIONATE
ABOUT
Property
SINCE 1982