



# THE PLUDDS

Guide price **£675,000**



# THE COTTAGE

Royal Oak Road, Ruardean, Gloucestershire GL17 9UG



Spacious, four-bedroom detached property  
Generous living accommodation with open  
plan kitchen/dining room

This charming four-bedroom, family home offers an exceptional lifestyle for those seeking a spacious, character-filled home in a beautiful rural setting. The combination of 2,261 sq. Ft. Of comfortable living space, extensive gardens, versatile outbuildings, and the stunning location makes this property a rare find. There is Planning Permission for a two storey extension where the outbuildings are and a drive.



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### KEY FEATURES

- Spacious, four-bedroom detached property
- Has been updated to a high standard throughout
- Generous living accommodation with open plan kitchen/dining room
- Charming character features throughout



# STEP INSIDE

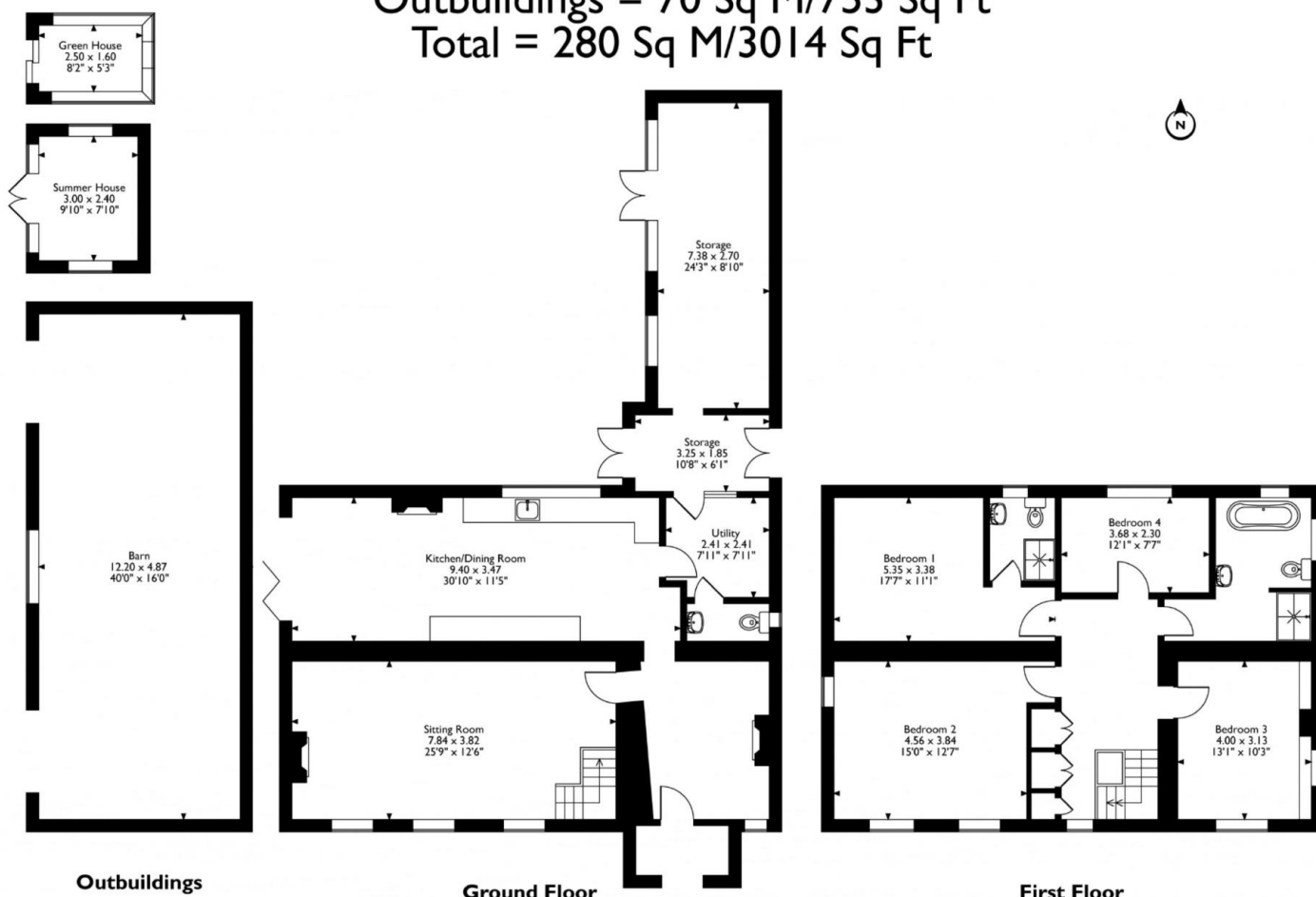


Upon entering, you are immediately greeted by the sense of space and comfort. The heart of the home is the expansive kitchen/dining room/living space, where traditional features meet modern functionality. Aluminium Bifolding doors lead out to the patio area and floods the room with natural light, creating an inviting atmosphere perfect for family meals or entertaining guests. The open-plan design effortlessly connects the kitchen to the dining area, with picturesque views of the garden enhancing the sense of tranquillity.

The kitchen has Amtico flooring, the kitchen units are solid wood with quality appliances including Neff dishwasher, and Miele extractor fan. The kitchen leads to the utility room and downstairs cloakroom that also has access into additional storage spaces.

The sitting room is equally impressive, featuring large windows that offer scenic views of the extensive gardens. A cosy ambiance is maintained by charming details such as exposed beams and an elegant fireplace. With plenty of space for relaxation, this room provides an ideal spot for unwinding.

Approximate Gross Internal Area  
 Main House = 210 Sq M/2261 Sq Ft  
 Outbuildings = 70 Sq M/753 Sq Ft  
 Total = 280 Sq M/3014 Sq Ft



Outbuildings

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs you are greeted by a spacious landing with fitted cupboards creating extensive storage space. The property boasts four generous bedrooms, each designed to offer comfort and privacy.

The principal bedroom serves as a peaceful retreat, complete with large windows that showcase sweeping views of the countryside and a modern ensuite shower room.

The other three bedrooms are similarly spacious, with flexibility to be used as guest rooms, children's bedrooms, or even home office spaces. With tranquil garden views from each room, you'll enjoy waking up to the stunning surroundings. The family bathroom has a modern four piece suite and has been finished to a high standard.

## STEP OUTSIDE

Stepping outside, the extensive gardens are truly a highlight of this property. Beautifully maintained lawns, colourful flower beds, and mature trees create a stunning backdrop. There is the added benefit of direct access to the forest from the gardens.

There are several charming outdoor seating areas, including a patio just outside the kitchen, where you can enjoy al fresco dining or simply soak up the peaceful environment. The property also includes a summer house, ideal for use as a creative space, studio, or additional seating area.

# STEP OUTSIDE



For those who require extra storage or workshop space, the property includes a range of outbuildings, offering approximately 753 sq. Ft. of additional space. Here is Planning Permission for a two storey extension where the outbuildings are and drive. These include a large barn, a practical greenhouse, and various storage areas, which offer endless potential for hobbies, equipment storage, or even further development. The barn, in particular, is an impressive feature, with the potential to be converted into additional living or recreational space, subject to the necessary planning permissions. The outbuildings add significant value and flexibility, whether you're looking to create a home office, workshop, or guest accommodation.

**AGENTS NOTE:** Solar Panels payments received every 3 months (more information from Agent).

## INFORMATION

Postcode: GL17 9UG  
Tenure: Freehold  
Tax Band: C  
Heating: Oil  
Drainage: Private  
EPC: D





## DIRECTIONS

From High Street in Ruardean head towards Townsend the take a right turn onto Eddys Lane. Follow the road and continue onto Royal Oak Road where you will find the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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