



RUSPIDGE

Guide price £525,000



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NEW HOUSE

Hewlett Way, Ruspidge, Cinderford, Gloucestershire GL14 3AJ



Detached House with one bedroom Annexe
Landscaped gardens
NO ONWARD CHAIN

This five-bedroom, Detached family home is located in Ruspidge, which is nestled between Soudley and Cinderford in the Forest of Dean. The property is an impressive size and has the advantage of a self-contained flat with options for multiple uses. Situated on a no through road and within walking distance from doorstep to amenities such as, park, hairdressers, schools, chip shop as well as having many bike trails and local beauty spots.

Located on the outskirts of Cinderford is this five-bedroom, family home which is situated within a short distance of local amenities, schooling and country walks and bike trails. Ruspidge is located in the beautiful Forest of Dean, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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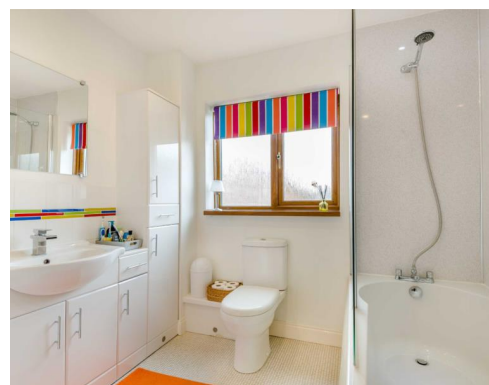


KEY FEATURES

- Detached family home
- Five good size bedrooms
- Generous living space
- Landscaped gardens
- Lovely views over the forest
- Driveway with off-road parking



STEP INSIDE



Upon entering the property, you are welcomed into the spacious entrance hall which leads you to the open plan kitchen/dining room, lounge, downstairs cloakroom and garage.

The kitchen/dining room is a fantastic space for entertaining with a modern fitted kitchen with solid oak worktops and to include fitted appliances such as a Rangemaster cooker and space for dishwasher and an American style fridge/ freezer. The kitchen has plenty of storage space with a pull-out larder and a carousel cupboard to maximise the storage space. The breakfast island has a pull up USB and 3 plug socket.

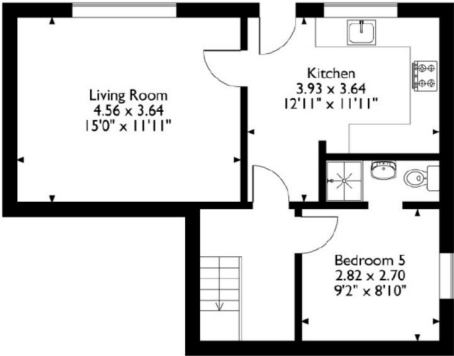
The dining area has sliding patio doors out onto the full length balcony with pull-out awning, a lovely space overlooking the gardens and having extensive forest views. The lounge is a generous size with a gas fireplace and bi-folding doors opening it up into the dining room perfect for entertaining. The cloakroom has a low level WC and wash hand basin. An internal door takes you in into the garage which has a utility area with space for washing machine and dryer.

To the first floor you will find four good size double bedrooms. The principal bedroom has fitted wardrobes with mirrored sliding doors and an en-suite bathroom which has been recently updated with a four-piece suite to include a large walk-in shower and jacuzzi bath. The family bathroom has a three-piece suite with overhead shower. There is plenty of built-in storage and LED lighting around the floor area.

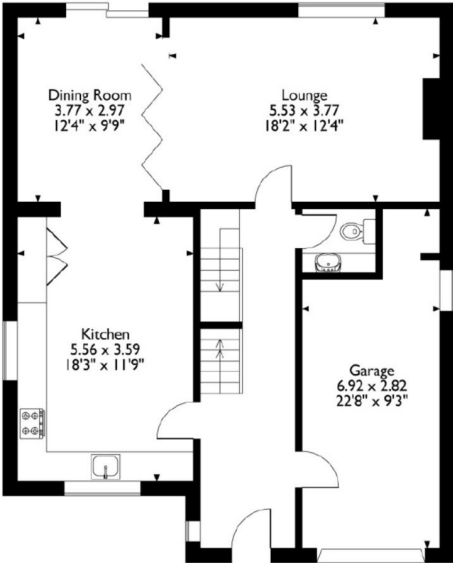
One bedroom Annexe:

The Annexe can be accessed via the main house or could be made completely self-contained. The Annexe has a double bedroom with en-suite shower room, fitted kitchen with fitted appliances to include four ring induction hob, oven with grill and space for a washing machine and dryer. A door from the kitchen takes you to the garden. The lounge is spacious and overlooks the garden. This flat has the possibility of being used for a dependant relative, family member or as a playroom, office, gym etc.

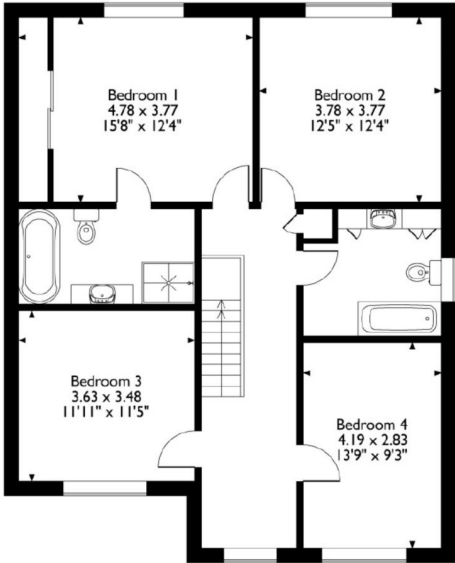
Approximate Gross Internal Area
222 Sq M/2389 Sq Ft



Basement



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.

STEP OUTSIDE



To the front of the property, you will find off road parking for three cars and leads to the single garage. The rear garden is an impressive size and has been carefully landscaped to create a fantastic space that will work for the whole family with multiple seating areas and areas laid to lawn as well as space for a water fountain. There are raised planters and a greenhouse. The garden is fully enclosed with access to the front of the property from both sides. An added feature is the undercover veranda, a relaxing outdoor space to sit comfortably enjoying a morning coffee or evening drink. The garden overlooks the forest and is very private. The garden benefits from having multiple power points.

INFORMATION

Postcode: GL14 3AJ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From Ross-on-Wye take the A40 towards Gloucester then take the right turn sign posted Drybrook as you pass through Ryeford continue onto Hawthorns Road and continue onto Drybrook Road. Then turn left on to Morse Road, followed by a right onto A4136 and then left onto A4151, followed by a right onto Broadmoor Road, where you will come to a roundabout, at the roundabout take the 2nd exit on to Valley Road, then a left onto St. Whites Road, where you will see a signpost to turn right for Ruspidge about 300ft on your left you will see Hewlett Way.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		79
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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