



FREEHOLD

£375,000



**THE WHITE HOUSE, THE RUFFITT, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3LF**

- PANORAMIC VIEWS
- GOOD SIZED GARDENS
- THREE/FOUR BEDROOMS
- DETACHED PROPERTY
- SHOWER ROOM AND BATHROOM
- PRIVATE LOCATION
- INGLENOOK FIREPLACE
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION

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THE WHITE HOUSE, THE RUFFITT, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3LF

SITUATED IN AN ELEVATED LOCATION ENJOYING PANORAMIC VIEWS, A CHARMING THREE BEDROOMED DETACHED COTTAGE WITH MANY ORIGINAL AND CHARACTER FEATURES AND HAVING GOOD SIZED GARDENS WHICH HAVE A SOUTHERLY ASPECT. THIS IS A GREAT OPPORTUNITY TO PURCHASE AN IDYLIC HOME.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school 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 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.

Entrance door to -

Living Room: 13' 5" x 13' 1" (4.1m x 4m), Limestone floor, inglenook fireplace with wood-burner, window to front with views, ceiling beam.

Dining Room: 12' 6" x 8' 6" (3.8m x 2.6m), Window to front with views, night storage heater.

Shower Room: 9' 6" x 5' 3" (2.9m x 1.6m), Shower cubicle, W.C., wash basin, tiled splash-backs, window, electric towel rail radiator.



Kitchen: 14' 9" x 8' 10" (4.5m x 2.7m), Fitted base units, slate floor, night storage heater, sink unit, built-in cupboard, larder, door to side.

First floor stairs to -

Landing: Access to loft, night storage heater, window to side.

Bedroom One: 12' 2" x 9' 2" (3.7m x 2.8m), Window to front with far reaching views, night storage heater.



Bedroom Two: 9' 2" x 7' 10" (2.8m x 2.4m),
Window to front with far reaching views,
timber floor, night storage heater.

Bedroom Three: 9' 2" x 7' 7" (2.8m x 2.3m),
Window to side, night storage heater, airing
cupboard.

Bathroom: Panelled bath, W.C., pedestal
wash hand basin, tiled splash-backs, window
to side. electric heated towel rail.

Outside: The gardens are one third of an acre
and are mainly laid to lawn with great views
across the Severn Vale. There is a patio area
and a large outbuilding which is sub-divided
into two useful areas.

Services: Mains water, electricity and
drainage 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.

01594 823033

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

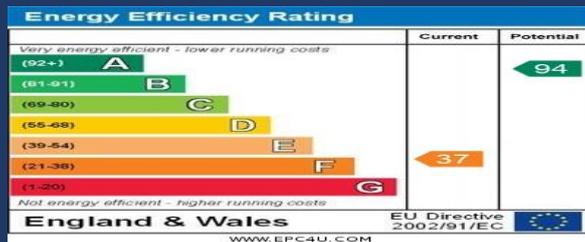


1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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