



FREEHOLD

£355,000



1 CULLIMORE VIEW, RUSPIDGE, RUSPIDGE, GLOUCESTERSHIRE, GL14 3HP

- **FOUR BEDROOMS**
- **SEPARATE DINING ROOM**
- **FAMILY BATHROOM**
- **DOUBLE GARAGE, GARDENS & PARKING**
- **DOUBLE GLAZING**
- **GREAT SIZED LOUNGE**
- **FITTED KITCHEN WITH UTILITY OFF**
- **CLOAKROOM**
- **GAS CENTRAL HEATING**
- **NO ONWARD CHAIN**

www.kjtresidential.co.uk

1 CULLIMORE VIEW, RUSPIDGE, RUSPIDGE, GLOUCESTERSHIRE, GL14 3HP

KJT RESIDENTIAL ARE EXCITED TO OFFER FOR SALE, THIS FOUR BEDROOM DETACHED PROPERTY SITUATED IN A QUIET LOCATION WITH VIEWS TOWARDS THE WOODS AT THE REAR. THE SPLIT LEVEL PROPERTY BENEFITS FROM A DOUBLE GARAGE AND OFF ROAD PARKING WITH GARDENS TO REAR AND IS A SHORT DISTANCE FROM A LOCAL SHOP.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling 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 approx 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.

Door to -

Porch: Fully glazed. UPVC door to -

Entrance Hall: Having a covered radiator, store cupboard, access to loft.

Off this -

Kitchen: 10' 11" x 9' 4" (3.34m x 2.84m), Range of wall and base units providing ample worktop and storage space, built-in gas hob with extractor over, separate built-in oven and grill, integral fridge/freezer and dishwasher, one and a half bowl sink with mixer tap, tiled splash-backs, spotlights, radiator, windows to two aspects, opening to -



Utility: 9' 4" x 9' 3" (2.84m x 2.81m), Wall and base unit, plumbing for automatic washing machine, sink unit, radiator, wall mounted gas boiler providing central heating and domestic hot water, radiator, window.

Also off hall -

Dining Room: 12' 5" x 10' 0" (3.78m x 3.04m), Two windows with pleasant outlook towards the woods, covered radiator.

Office 10' 4" x 6' 7" (3.14m x 2.01m), Again having window with outlook towards the woods, radiator.



Off hallway, double doors to -

Living Room: 25' 2" x 11' 2" (7.66m x 3.4m),
Lovely light and airy family room with windows to two aspects, three covered radiators.

From Hall, stairs go down to the bedrooms where there is a hallway with a store-cupboard.

Bedroom One: 14' 5" x 10' 2" (4.39m x 3.11m),
Mirror fronted fitted wardrobes, radiator, window, door to -

En-suite: Comprising panelled bath with shower over, low level W.C., sink with vanity unit, two heated towel rails, window.

Bedroom Two: 11' 10" x 10' 7" (3.61m x 3.22m),
Window to side, fitted wardrobes and dresser, radiator.

Bedroom Three: 10' 4" x 9' 7" (3.14m x 2.92m),
Window with pleasant outlook, fitted wardrobes, radiator.

Bedroom Four: 10' 4" x 7' 1" (3.14m x 2.17m),
Window, again with pleasant outlook, radiator, fitted cupboards and shelving.

Family Bathroom: Suite comprising corner bath with shower attachment, low level W.C., wall to wall vanity units with sink units, fitted mirror over with light and shaver socket, radiator, tiled walls.

Outside: The rear gardens have lawn and pea gravelled areas with fence boundaries and woodland view.

To the front is a driveway providing ample off road parking, this leads to a detached double garage with power and light. Steps lead down to a small front garden with seating area.

Services: All mains services connected to the property. The heating system and services where applicable have not been tested.



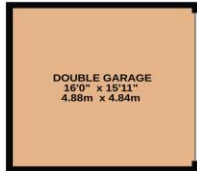
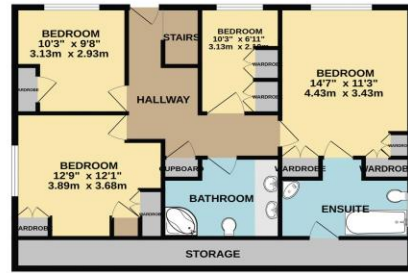
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.

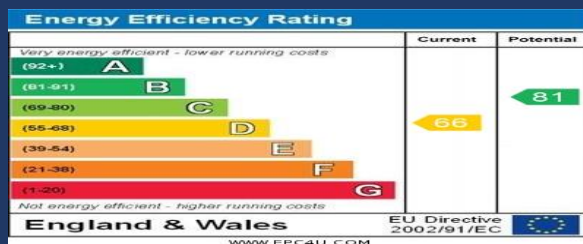


LOWER GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.7 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.
Made with Metropix ©2025



PASSIONATE
ABOUT
Property
SINCE 1982