



**FREEHOLD**

**£285,000**



**REDSTONES, THE RUFFITT, LITTLEDEAN, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3LF**

- TWO BEDROOMS BOTH WITH EN-SUITE
- LOUNGE
- OIL FIRED CENTRAL HEATING
- PRIVATE GARDENS
- PANORAMIC VIEWS
- LARGE KITCHEN/DINER
- DOUBLE GLAZING
- ITALIAN ALUMINIUM RADIATORS THROUGHOUT
- POPULAR SOUGHT AFTER AREA

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# REDSTONES, THE RUFFITT, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3LF

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS DETACHED COTTAGE SITUATED IN AN ELEVATED LOCATION WITH PANORAMIC VIEWS OVER THE SEVERN VALE. THE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS, BOTH WITH EN-SUITE, LARGE KITCHEN/DINER, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING AND PRIVATE GARDENS. THE PROPERTY SITS BETWEEN THE VILLAGE OF LITTLEDEAN AND THE TOWN OF CINDERFORD, IN A QUIET RURAL BACKWATER YET WITHIN EASY ACCESS OF ALL THE MAJOR FACILITIES INCLUSIVE OF SHOPS, SCHOOLS, RECREATIONAL ETC. FOR THE LOVERS OF THE GREAT OUTDOORS, WOODLAND WALKS ARE NEARBY OFFERING ACRES OF SPECTACULAR WOODLAND LANDSCAPE TO WALK OR RIDE THROUGH.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately 11/2 miles distance where there are a further range of facilities.

A wider range of facilities are 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.

Front door to -

**Hall:** Radiator.

**Kitchen/Dining Room: 26' 7" x 9' 10" (8.10m x 2.99m),** Having a mixture of oak flooring and ceramic tiled flooring. Dining area has window, bespoke staircase with wrought iron newels, beamed ceiling, spot lights. The Kitchen area is fitted at wall and base level providing ample worktop and storage space, sink unit, fitted oven, hob and hood, fridge/freezer, dishwasher, attractive freestanding woodburner on stone hearth and back plate.

**Conservatory: 18' 9" x 4' 6" (5.71m x 1.37m),** Ceramic tiled floor, radiator, door to gardens, access to -



**Utility Room:** Ceramic tiled floor, wall and base units, sink unit, plumbing for automatic washing machine, oil boiler for central heating and domestic hot water.

Off hallway, access to -

**Bedroom Two: 11' 0" x 10' 2" (3.35m x 3.10m),** Window to side with views, patio door to rear, beamed ceiling, spotlights, radiator. En-suite Shower Room: Shower cubicle, W.C., wash hand basin, extractor, radiator, tiling to walls and floor.

First floor stairs to -



**Living Room: 25' 10" x 11' 0" (7.87m x 3.35m),**  
Part tongue and groove vaulted ceiling, oak balustrade with wrought iron newels, window to front with panoramic views across the Severn Vale, spotlighting, windows overlooking attractive gardens, radiators.

**Bedroom One: 14' 0" x 10' 6" (4.26m x 3.20m),**  
Window overlooking gardens, radiator, En-suite Bathroom: Three piece suite, tiling to walls and floor, towel rail radiator, window, extractor.

**Outside:** Gardens which are mainly to the rear of the property are private, landscaped with herbaceous borders. Steps lead to upper patio area and on to brick hardstanding. Oil tank, garden shed, attractive herbaceous borders.

**Services:** Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



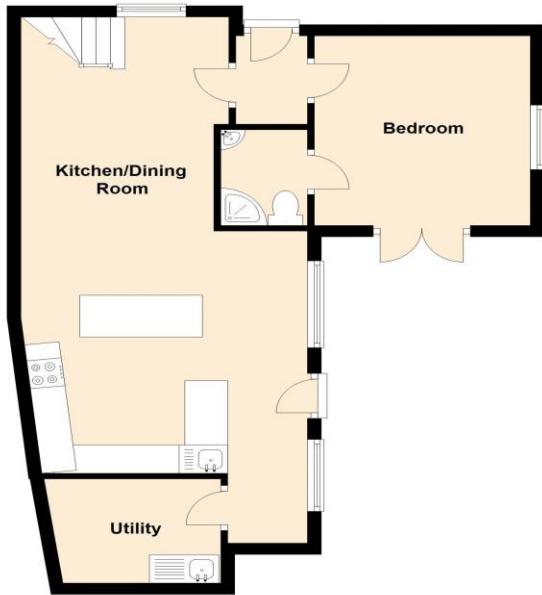
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



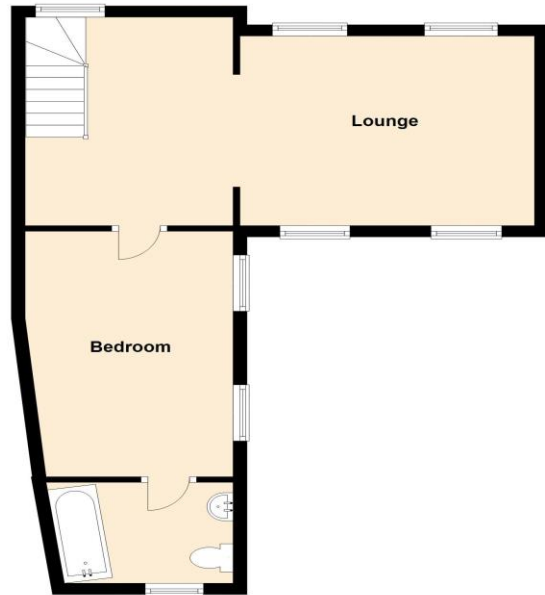
### Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)

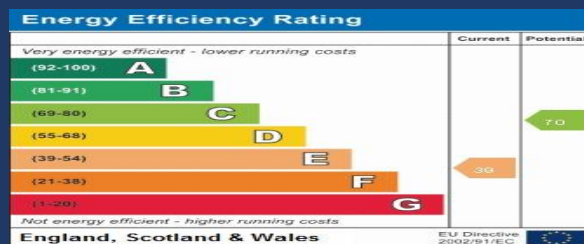


### First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 sq. feet)



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982