Barbers Bridge, Rudford GL2 8DX

Guide Price £450,000

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Barbers Bridge, Rudford GL2 8DX

• Immaculately presented country cottage • Detached double garage • Stunning rural views towards May Hill • Stylish finishes in the modern kitchen and shower rooms • Character features throughout • EPC E52 • Council tax band D (£2383.75 2026/27) - Freehold

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Entrance porch
Cloaks hanging space door into living/dining room

Living / dining room
A great open and social space with window to the front and double doors to the side incorporating a spacious family area for living and dining. There is electric underfloor heating. This in turn opens up to the kitchen.

Living room
Spacious living room with large feature fireplace with inset wood burning stove. Window facing front aspect and sliding doors to utility room.

Kitchen
Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, range style cooker with extractor over. Quartz worktops incorporating a breakfast bar, window overlooking the garden and the farmland beyond.

Utility
The utility room features decorative floor tiling along with storage cupboards housing plumbing for washing machine. Window overlooking rear and a door leading out to the garden.

Shower room
White Suite compromising WC, hand wash basin and a shower cubicle.

Master bedroom
Double bedroom featuring walk in wardrobe. Windows facing front and rear aspect.

En-suite
Suite compromising WC, hand wash basin and a shower cubicle.

Second bedroom
Double bedroom. Windows facing the front and side aspect

Third bedroom
Window to side aspect

Shower room
Stylish finish with white suite comprising WC, wash hand basin and double width shower cubicle. Velux Window.

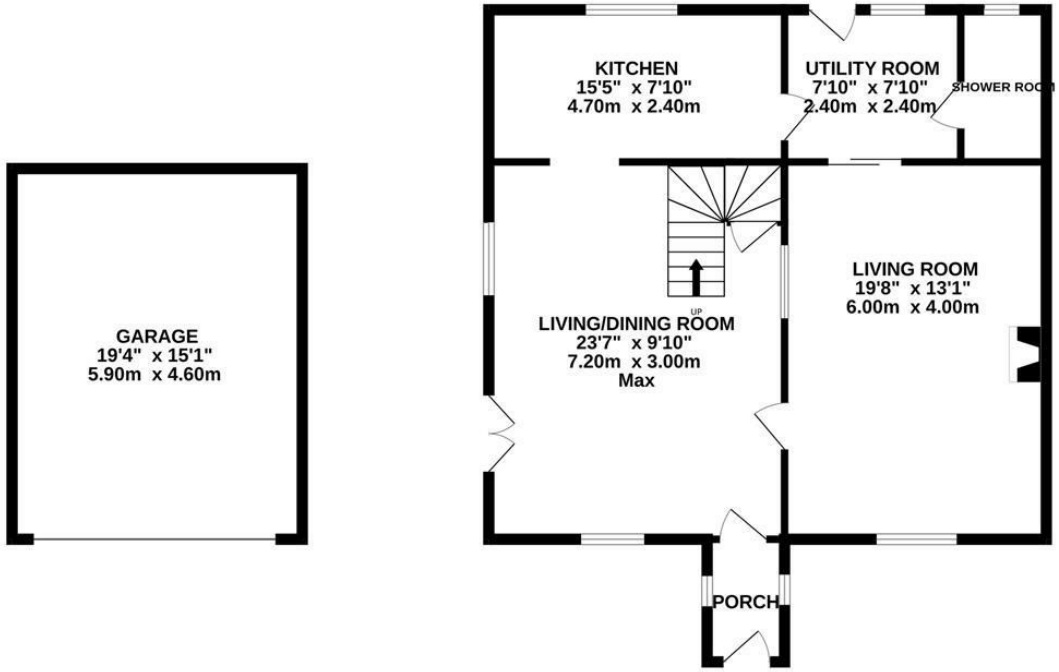
Garage
Detached double garage with two up and over doors with lighting and power, personal door to side.

Outside
To the front of the home, gated access leads to driveway with parking for 2/3 vehicles and i tur leads to the garage. There is a garden to the side which is mainly laid to lawn. To the rear of the property is a raised decked area from which pleasant views over the surrounding farmland behind can be enjoyed. There is also a fabulous patio area at the rear ideal for alfresco dining ad taking in those views!

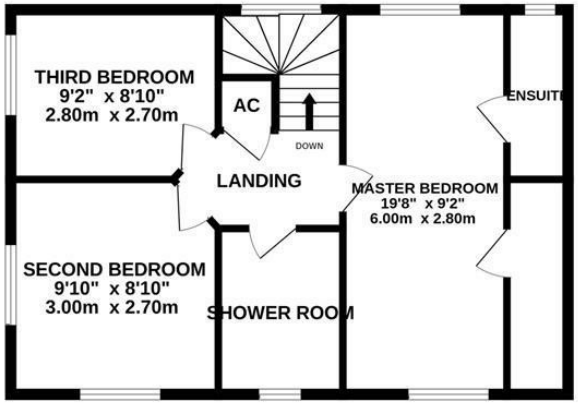
Location
Rudford is approximately 1 mile from the village of Tibberton which offers a Primary School, Toddlers Play Group, village Church. There is also a village hall at Rudford which hosts a number of clubs and society events. Further amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away. what3words obviously.calendars.scrubbing'

Material information
Tenure: Freehold
Council tax band: D
Local authority and rates : Forest of Dean District Council - £2,383.75 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank shared with neighbouring property
Heating: LPG gas. Electric underfloor heating in living/dining room
Broadband speed: Basic 16 Mbps, ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2
Agents Notes: The property has flooded historically however, has since had a number of defences and alterations to alleviate. The property is fully insured. Call agent to discuss further. The boiler and windows have been updated/replaced since the EPC report was completed

GROUND FLOOR



1ST FLOOR



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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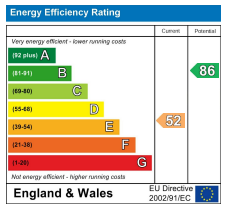
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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