



**Rose Cottage Whitehall Lane, Rudford GL2 8ED**  
**£675,000**





## Rose Cottage Whitehall Lane, Rudford GL2 8ED

• Detached country cottage in picturesque location • Grounds measuring just under one acre • Modern fitted kitchen and three reception rooms • Enclosed courtyard and large expanses of lawn • Two large outbuildings with power and light • Planning approved for a two storey extension • Forest of Dean District Council. Tax Band G - £3,772.83 (2025/26) • EPC D57

**£675,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**[newent@naylorpowell.com](mailto:newent@naylorpowell.com)**

**[www.naylorpowell.com](http://www.naylorpowell.com)**

### Entrance Lobby

Entering the home through the original solid wood door, the lobby has space for storing coats and shoes. A thumb latch door leads into the home.

### Dining Room

A window overlooks the front aspect and an open tread staircase leads to the first floor. Doors lead through to the kitchen and family room and steps take you down to the living room. There are exposed beams to the ceiling and a window overlooking the family room.

### Living Room

A striking inglenook, brick fireplace with oak mantle, inset woodburning stove and stone hearth creates a lovely focal point to the room. There are beams to the ceiling, exposed timber in the walls and dual aspect windows overlooking the side aspects. French doors lead out to the enclosed courtyard.

### Family Room

A glazed door and steps lead into the family room with vinyl flooring and four windows overlooking the gardens. This multi-functional room features exposed beams, brickwork and French doors to the garden.

### Kitchen

The modern, duck egg blue kitchen comprises a range of wall and base mounted units with a solid wood worktop. There is space for a range style cooker, extractor fan above and ceramic one and a half bowl sink unit with mixer taps. Integrated appliances include an eye-level microwave, dishwasher and undercounter fridge. There are beams to the ceiling, dual aspect windows to the front and side aspect and a door leading to the utility room.

### Utility Room

A step from the kitchen leads down to the utility room which has plumbing for a washing machine, tumble dryer and space for an undercounter fridge and freezer. There is a large storage cupboard, window overlooking the rear aspect and a door leading outside.

### Cloakroom

A thumb latch door from the utility room takes you to the cloakroom with a low level WC, wash hand basin and opaque window to the side aspect.

### First Floor Landing

An open tread staircase with handrail and



wooden balustrade take you to the first floor landing with loft access. A window overlooks the side aspect and doors lead off to the bedrooms and family bathroom.

### **Master Bedroom Suite**

A dressing room with window to front aspect, storage cupboard with hanging rail and space for wardrobes leads you into the master bedroom suite.

The large room features triple aspect windows boasting delightful views over the gardens and orchard. There is a storage cupboard and access to the loft space.

### **En-Suite Shower Room**

Accessed from the dressing room, the modern en-suite comprises a double shower enclosure with electric shower, low-level WC, vanity wash hand basin with storage drawer, vinyl flooring, mirrored storage cabinet and a heated towel rail.

### **Bedroom Two**

This double bedroom features dual aspect windows over the side aspects.

### **Bedroom Three**

A double bedroom with dual aspect windows to the front and rear aspect and a storage cupboard with hanging rail and shelving.

### **Family Bathroom**

The spacious bathroom has a cream suite comprising a wooden panelled bath, shower enclosure with electric shower and waterproof panels, low-level WC, pedestal wash hand basin, heated towel rail and vinyl flooring. There is an opaque window overlooking the side aspect.

### **Grounds**

A gate in the middle of the border hedging

leads you along a gravel path to the front door of the home. Vehicular access is granted through the wooden gates and onto a hard standing and gravel parking area, suitable for multiple vehicles.

The expansive grounds wrap around the home and measure 0.89 acres. They provide interesting areas to explore and develop to ones own taste. There are four productive apple trees and a pear tree along with several mature trees to include a beautiful olive tree next to the rear patio.

There are large area of lawn and a vegetable patch adjacent to a historic brick built well which we are told measures approximately 30 metres in depth!

An enclosed patio area off the living room is ideal for young children and dogs to play and feature a charming stone cider press. An additional patio area is accessed from the family room and is home to a raised pond which can accommodate a variety of fish.

### **Outbuildings**

There are two outbuildings on the grounds which are accessed via the driveway. Both buildings have wooden double doors and garage one benefits from power and light.

Garage One – 6.78m x 6.19m

Garage Two – 6.40m x 4.04m

### **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 of Gloucester which is approximately 5-6 miles away.





## Material Information

Tenure: Freehold

Council tax band: G

Local Authority & rates: Forest of Dean District

Council - £3,772.83 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic Tank

Heating: Oil

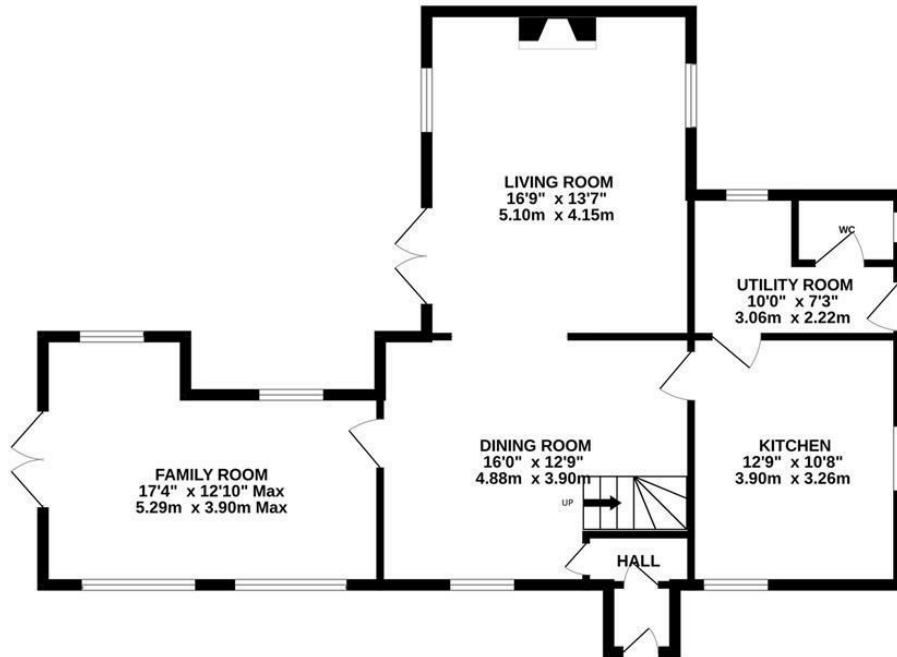
Broadband speed: Basic 7mb, Ultrafast 1000mb

Mobile phone coverage: O2, Vodafone

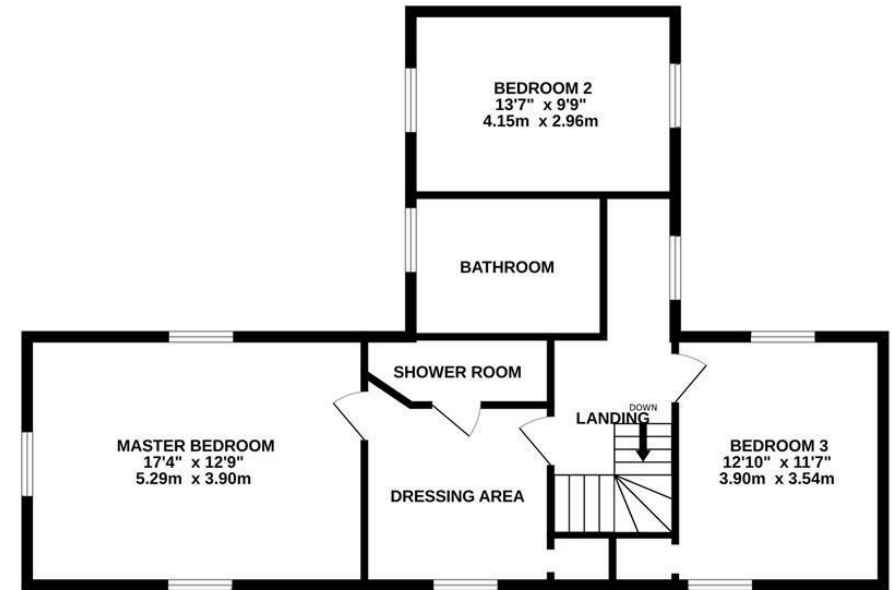
Agents Note: A planning application for a proposed two storey rear extension was previously granted and can be found via the reference P1991/21/FUL



GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: [newent@naylorpowell.com](mailto:newent@naylorpowell.com) | [www.naylorpowell.com](http://www.naylorpowell.com)

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

