



**Asking Price £489,995**

**TENURE : FREEHOLD**

**RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AW**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 3**

**Large Detached 4 Bed**

**Grounds of over a quarter of an acre**

**Stylish Modern Wren Kitchen**

**Cinema Room / Office**

**Panaramic Woodland Views**

**Close to local amenities**



Aroha Properties are excited to offer for sale this immaculately presented four double bedroom, detached family home boasting woodland views, gardens and grounds of over a quarter of an acre. This property offers the perfect blend of modern living with a country lifestyle.

### **Front Porch**

2.31M X 2.24M

Composite stable style door with double-glazed window leading into spacious porch with vaulted ceiling. Fitted wardrobes, LED spotlighting and underfloor heating. Two Velux skylights.

Oak & glass door leading into;

### **Dining Room**

5.18M X 3.43M

Spacious and open dining room with double-glazed window to rear elevation. Double glazed patio doors to front aspect leading out to the patio & gardens with outstanding woodland views. Woodwarm wood burner with tiled hearth providing the optional benefit of hot water and having a brick surround. Wall lighting and feature four bulb ceiling light. Character half exposed brick and paneled wall, with additional wood paneling to rear aspect. White modern vertical radiator. Phone point & power points, Open stairwell to the first floor.

Oak doors to Lounge and opening to Kitchen.

### **Kitchen**

5.18M X 3.43M

Bifold doors to the front elevation, flood the room with natural light and give access to patio. High quality finish fitted Wren kitchen with an excellent range of base and eye level fitted units and quartz worktops with centre Island. Beautifully designed breakfast bar, integral Bosch appliances to include raised electric double oven, fridge/freezer, dishwasher, AEG induction hob with extractor over and wine chiller. Sunken one and half bowl sink with mixer tap over, power points, radiator and TV point, LED lighting and gas fired central heating boiler.

Door into;

### **Utility Room**

1.96M X 1.80M

Fitted units with ceramic Belfast sink and mixer tap over. Worksurface with tiled upstands and plumbing for washing machine and space for tumble dryer. LED lighting, Velux skylight and radiator. Door to front aspect leading to the garden. Sliding door into;

### **Downstairs W.C**

Double-glazed window to side aspect. Low level two in one W.C and wash hand basin and fitted storage unit. Radiator and shelving. Extractor and Led lighting.

### **Lounge**

4.88M X 3.61M

Two double-glazed windows to front and rear aspects with lovely outlook over the garden and towards woodland.

Feature cast iron open fireplace with stone hearth and shelving in alcove. Power points, TV point and wall lighting. Two radiators and wooden flooring.

Oak door into;

### **Office/Snug**

5.18M X 2.39M

Double-glazed window to front aspect looking out to the garden and woodland. Electric projector screen. Power points and radiator.

### **First Floor Landing**

Two double-glazed windows to rear aspect with fitted blinds. Fitted storage cupboard with shelving and wood flooring. Power points and radiator. Doors into the four bedrooms and bathroom.

### **Bedroom One**

3.56M X 3.05M

Double-glazed windows to the front and side aspects looking out over the garden and towards woodland. Fitted wardrobes and dresser with remote controlled tv screen fitted above. Radiator, loft hatch to loft space, Door into;

### **En-suite Shower Room**

Double-glazed window to side aspect. Shower cubicle with waterfall shower having aqua board surround. Low level W.C, wash hand basin with mixer taps over. Heated towel rail, LED lighting and tiled floor.

### **Bedroom Two**

4.01M Max X 3.78M Max

Double-glazed window to front aspect looking out over the garden and towards woodland. Fitted double wardrobe. Power points and radiator.

### **Bedroom Three**

3.99M Max X 3.71M Max

Double-glazed window to front aspect with views over the garden and woodland beyond. Fitted double wardrobe, power points and radiator.

**Bedroom Four**

3.63M X 2.39M

Double-glazed window to front aspect overlooking the garden and woodland views. Power points and radiator.

**Bathroom**

2.36M X 1.68M

Velux skylight. Modern white suite with panel bath having waterfall shower over. Low level W.C and wash hand basin with vanity unit and mixer tap over. Heated towel rail and LED lighting. Tiled floor and aqua boarded walls.

**Outside**

The driveway is accessed via Ruspidge Road and leads to two parking areas, one concrete and the larger to gravel with raised flower beds.

From the parking area a gate leads to the beautiful, landscaped garden which laid mainly to lawn with a large patio seating area. Further graveled seating area has a charming feature pond and flowering borders with trees. A paved pathway leads you through the middle of the garden to the entrance door. The garden has an exceptional woodland backdrop and is perfect for outdoor living.

**Agents Note**

One neighboring property has vehicular access over the drive. Another property has pedestrian access. Underfloor heating in porch.

**Services**

Mains gas, electric, water and drainage.

**Water Rates**

Severn Trent - average of £370 per annum.

**Local Authority**

Council Tax Band: B

**Tenure**

Freehold.



**Aroha Properties**

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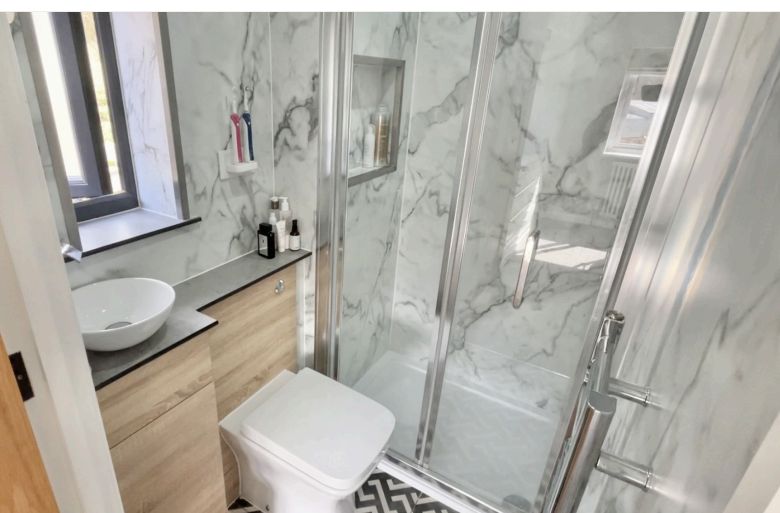
Website: <https://aroha.globalnoticeboard.com>



















# Energy performance certificate (EPC)

81 Ruspidge Road  
CINDERFORD  
GL14 3AW

Energy rating

D

Valid until: **29 September 2032**

Certificate number: **2619-7359-1451-1121-3100**

Property type

Detached house

Total floor area

144 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 96% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

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An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 5.1 tonnes of CO<sub>2</sub>

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This property's potential production 2.8 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£110
2. Floor insulation (solid floor)	£4,000 - £6,000	£54
3. Hot water cylinder thermostat	£200 - £400	£53
4. Solar water heating	£4,000 - £6,000	£43
5. Solar photovoltaic panels	£3,500 - £5,500	£376

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1204
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Potential saving if you complete every step in order	£260
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

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Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	16410 kWh per year
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Water heating	3666 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	392 kWh per year
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Solid wall insulation	2283 kWh per year
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### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Peter Rogers
Telephone	07921160296
Email	<a href="mailto:earthukepc@gmail.com">earthukepc@gmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300549
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	30 September 2022
Date of certificate	30 September 2022
Type of assessment	<a href="#">RdSAP</a>

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