

# MOORCROFT

RUDFORD • GLOUCESTERSHIRE





# MOORCROFT

WHITEHALL LANE • RUDFORD  
GLOUCESTERSHIRE • GL2 8ED

***A superb family house in an unrivalled  
location with super views***

Reception hall • Sitting room • Dining room • Snug  
Kitchen/dining room • Utility • Cloakroom

Master suite with walk-in wardrobe • Guest suite  
Two further bedrooms • Family bathroom

Workshop • Stores • Outbuildings  
Paddock • Ample parking  
In all about 2.5 acres

Gloucester train station 5 miles • Cheltenham 13 miles  
Ross-on-Wye 16 miles • Monmouth 24 miles  
(distance approximate).



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Moorcroft

A tastefully refurbished and well planned detached family home set in over two acres of gardens and grounds with useful outbuildings and stunning unspoiled views. Modern design and build has allowed the integration of a ground source heat pump and solar technology making this highly efficient as shown in the energy performance certificate.

Set back from the lane on the edge of the village, this attractive family home has recently been the subject of a thorough refurbishment which has seen the property double in size and allow for the integration of modern design, technology and finishes.

The house is well laid out and practical with plenty of flexible reception rooms which can have a number of uses, a large open plan kitchen family room perfect for modern living, a practical large utility room and generous common hallways and landings.

The farmhouse style kitchen really is the focal point of the house where you would spend a great deal of time. Arranged around an island with a family area/snug at one end and bi-folding doors opening onto a terrace at the other, the room enjoys a lovely outlook to the garden and paddock.

The guest suite is a very comfortable bedroom with a large en suite shower room and a further two bedrooms are complimented by a family bathroom. The master suite boasts a vaulted ceiling and enjoys a stunning view from the floor to ceiling picture window over the gardens and paddock to rolling farmland and the woods beyond.





Downstairs, there are 4 wood burners, under floor heating and the house is recently double glazed and heavily insulated.

Gated from the lane there is plenty of parking to the front of the house. Whilst to the side of the property, there is another access driveway through the paddock, to the rear of the property where there are a number of workshop, stores and stables.

### **Rudford**

The village of Rudford is situated in west Gloucestershire, north of the Royal Forest of Dean and within a 20 minute drive of the spa town of Cheltenham and the Cotswolds.

Nearby Tibberton has a well-regarded primary school. The market town of Newent is 5 miles distant. The town provides a wide range of convenient shopping facilities, a secondary school and a doctors surgery.

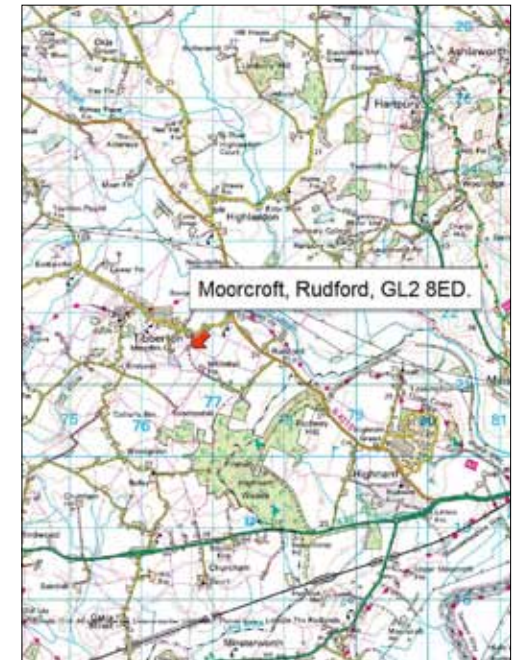
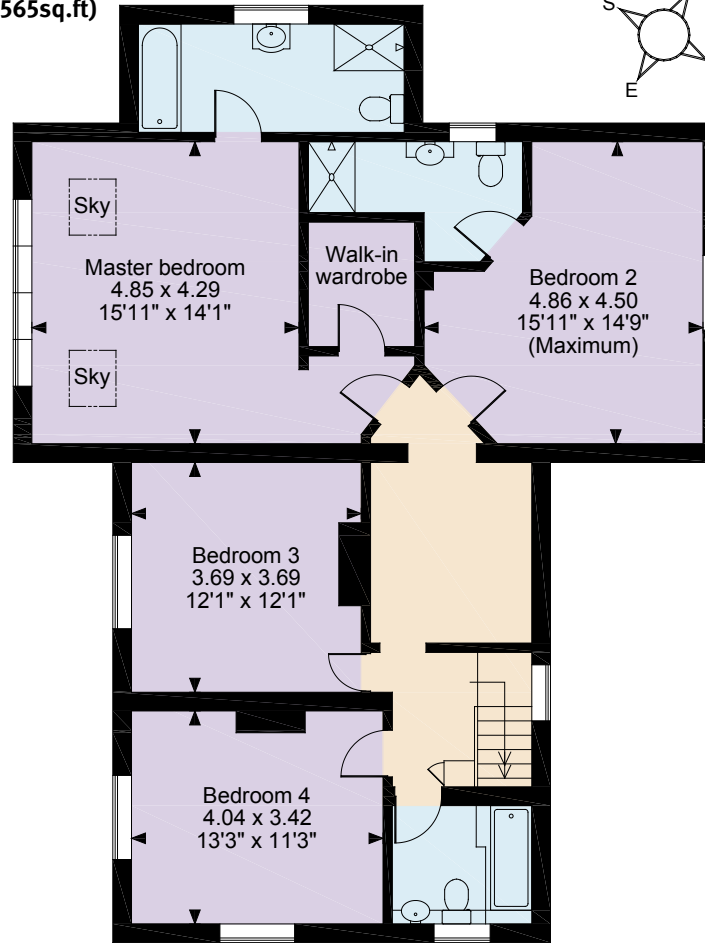
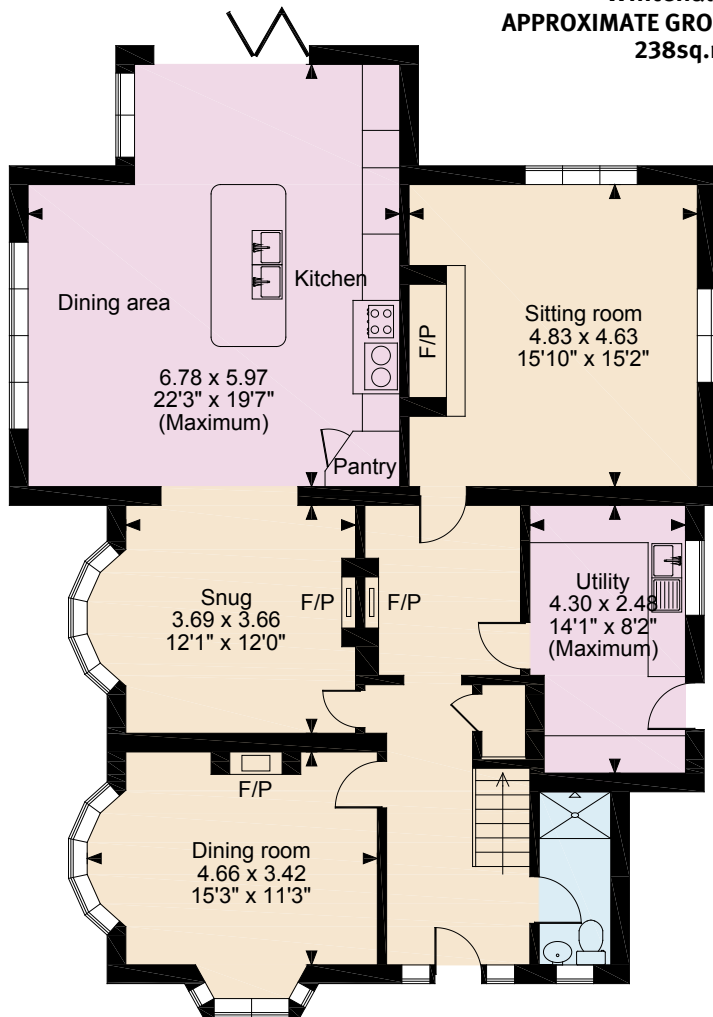
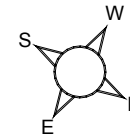
Communication links to the larger commercial centres are excellent with the M50 to the north and the A40 within easy reach giving access to the larger centres of Cardiff, Bristol and Birmingham. There are rail links at Cheltenham and Gloucester offering regular trains direct to London Paddington and airports at Cardiff, Birmingham and Bristol.

### **Local authority**

Forest of Dean District Council. Tel: 01594 810000  
Council Tax Band 'E'. £1,884.98 2016/2017



**Whitehall Lane, Rudford**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**238sq.m (2,565sq.ft)**



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