



Hilford Bungalow, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SH

Asking Price £845,000 Freehold

RICHARD BUTLER
SALES AND LETTINGS

A superb exceptionally spacious, three double bedroom detached family home standing in large gardens approaching an acre. The present owners have carried out a total refurbishment to create a highly desirable village home.

- Highly Desirable Village Location • Generous Plot Approaching an acre • Newly renovated to a high specification
 - Three Spacious Bedrooms • Master Bedroom With En-Suite • Large open plan Living/Dining/Kitchen Room
 - Separate 23" Lounge • Large in and out drive way with Detached Double Garage which currently has a craft room and study inside • EPC Rating: E
-

The property is situated on the highly sought after Linton Road within the extremely popular village of Gorsley where amenities include community shop, village pub and Gurkha restaurant along with a church and excellent community school. The popular Ross-on-Wye golf course is approximately 1 mile distance, together with access to the M50, giving superb road links to the Midlands, South Wales and the west. The market towns of Ross on Wye and Newent are approximately 6 miles and 4 miles respectively.

The property is entered via: Steps leading up to:

Canopied Front Entrance Porch: With decorative tiling. Aluminium double glazed obscured door leading into:

Reception Hall: Solid oak doors. Attractive tiling, coving to ceiling, modern radiator. Door into:

Cloakroom: With a continuation of the tiled flooring. Built in vanity unit with mixer tap, wash hand basin. Low level WC with concealed cistern. Compressed marble top with matching upstands. Coving to ceiling.





Sitting Room: 23'11" x 16'7" (7.3m x 5.05m). A lovely room with views from three sides having window to side aspect, large bay window to front and further window to side which catches the evening sun. Newly fitted radiators. Bespoke fitted unit with TV stand and storage. Recessed electric fire creating a lovely feature with display niche and further recessed display unit. Coving to ceiling.

Open Plan Kitchen/Dining/Living Space:

Dining/Living Area: 26'2" x 13'7" (7.98m x 4.14m). Three windows to side aspect, one large picture window with inset blinds to the rear and a set of bi-fold doors to side leading out to the entertaining patio area. Underfloor heating with a continuation of the tiled flooring from the reception hall and extending through to:



Kitchen: 12'4" x 12' (3.76m x 3.66m). This has been superbly fitted with a range of high quality wooden units. Rangemaster Professional Plus oven with concealed extractor fan. Built in drinks fridge, dishwasher. Larder unit with pull out draws providing further storage. Integrated AEG microwave oven. Quartz worktops with one and a half bowl sink unit with mixer tap. Glazed display cabinets. attractive tiled surrounds and window sills. Window to south facing rear aspect overlooking the entertaining patio. Oak door into:

Utility Room: 12' x 9'10" (3.66m x 3m). Fitted with a lovely range of base and wall mounted units with rolled edge wood effect worktops. Space for tumble dryer and plumbing for washing machine. Stainless steel sink with drainer. Hanging space for coats. Radiator. Tall double larder unit. Access to loft space. Boiler cupboard housing newly fitted Worcester LPG boiler supplying domestic hot water and central heating. Door to additional storage cupboard housing pressurised hot water cylinder. Aluminium glazed door with built in blinds out to the rear garden.

The bedrooms are nicely separated from the living accommodation with a hallway leading to:

Family Bathroom: 13'6" x 8' (4.11m x 2.44m). Having been extensively refurbished to provide a superb bathroom suite comprising modern panelled bath with tiled surrounds. Low level WC with concealed cistern and granite top. Wash hand basin with vanity unit. Walk in enclosed shower cubicle with mains pressured shower and tiled surrounds. Attractive tiled flooring. Chrome ladder towel rail. Door providing access to bedroom 2.

Bedroom 2: 13'5" x 9'9" (4.1m x 2.97m). Window to front aspect with views over the surrounding village. Radiator, coving to ceiling, fitted wall lights. With door providing access to the Family Bathroom.

Master Bedroom: 16'5" x 12' (5m x 3.66m). Windows to rear aspect. Range of fitted wardrobes with extensive storage. Fitted wall lights, coving to ceiling. Radiator. Solid oak door to:

En-Suite Shower Room: 7'5" x 7' (2.26m x 2.13m). Walk in double shower cubicle with tiled surrounds and mains pressured shower. Mirror with light. Twin wash hand basins with vanity units and compressed marble tops. Tiled surrounds and window sills. Low level WC with concealed cistern.

Bedroom 3: 10'11" x 10' (3.33m x 3.05m). Bay window to front aspect with deep wooden window sill. Beautifully decorated. Radiator, coving to ceiling, built in cupboard with hanging rail and storage.

Outside: The property is entered in and out driveway leading to:
Double Garage: Currently separated out with two rooms which provide ancillary accommodation to the house along **Garage:** 22'3" (6.78m) long x 9'3" (2.82m) wide with double doors out to the parking area and a loft access providing additional storage.





Craft Room: 9'10" x 9'3" (3m x 2.82m). Double glazed window to side aspect, lighting, power and heating.

Study Room: 9'9" x 9'3" (2.97m x 2.82m). Double glazed window to side aspect. Power and lighting. Carpeted.

To the front of the property large commanding level lawns with well stocked herbaceous borders, set well back from the country lane, creating a lovely private situation with mature trees and shrubs. The side garden extends around to the rear of the property with gated entrances to either side one of which provides easy access for a ride on mower.

To the rear is the beautiful south facing entertaining area which is also accessed from the living/dining area, perfect for outside dining and general entertaining. A set of steps lead up to the main part of the gardens which are well stocked with herbaceous borders. A pathway leads up to a cultivated vegetable plot with greenhouse and hardstanding for garden shed. Small coppice of mature trees and shrubs, along with a wild meadow area and further shed ideal for a ride on mower. All of which is situated in approx one acre.

Agents Note: The sewage treatment plant is shared with the neighbouring cottage.

what3words///never.strumming.fall

Directions: From Ross-on-Wye take the M50 east, leave at the first junction and take the B4221 towards Newent. After approximately 0.25 mile take the first turning right just before the Road maker Inn. Proceed down the lane to the T junction, bear left and continue for approximately 100 yards to the small, staggered crossroads and turn left. After approximately 100 yards, take the right hand fork at Sugar Tump, passing the turning to The Laines on the left and the property can be found along on the right hand side.







01989 567979

15 Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU
sales@richard-butler.co.uk **richard-butler.co.uk**

team
teamprop.co.uk

naea | propertymark
PROTECTED

 The Property
Ombudsman

RICHARD BUTLER
SALES AND LETTINGS