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ESTATE ■ AGENTS



Magnolia House, 14 Priory Lea,
Walford, Ross on Wye, Hfds. HR9 5RT.

Magnolia House, 14 Priory Lea, Walford, Ross on Wye, Hfds.

This spacious four bedroom family home complete with detached annexe located just a five minute drive from Ross on Wye is a must view to fully appreciate its proportions and relaxing feel.

- * Reception Hall * Cloakroom * Sitting Room * Dining Room * Conservatory * Music Room * Kitchen/Breakfast Room
- * Four Bedrooms, one with En-Suite and Dressing Room * Family Bathroom * Detached Annexe/Office * Off Road Parking
- * Enclosed Rear Gardens * Decked Arbour * Irrigation System Throughout the Gardens

Price: £350,000 Freehold

Visitors to the property will be left in no doubt as to the origins to its title. The beautiful Magnolia tree takes pride of place to the fore and welcomes guests without prejudice. Located in the rural village of Walford which is just minutes from riverside and countryside walks, yet just a two minute drive to the market town of Ross on Wye, which has an excellent range of amenities and great links to South Wales and the Midlands via the A40 & M50 motorway. The village which has a great community feel has a highly recommended gastro pub, primary school, village hall and Church. The property is situated on a small development of similar style homes with Magnolia arguably the pick of the bunch.

The property is entered via:

Decked covered entrance porch welcomes guests via a gravel pathway with security lighting to:

Entrance Door:

Leading to:

Reception Hall:

This light and airy room enjoys generous proportions with a full glazed outlook towards distant woodland. Built in storage cupboard are essential with recessed shelving and archway to:

Inner Hall:

Having wood effect flooring, double radiator, useful understairs storage cupboard, coved ceilings and solid wood staircase to first floor landing.

Cloakroom:

A must have in a property of this size having a continuation of the wood effect flooring, low level close coupled WC, pedestal wash hand basin, tiled splashback, single radiator, extractor fan and frosted double glazed window to front aspect.

From the Entrance Hall, glazed French doors open up to reveal the:

Sitting Room: 17'4" x 11'3" (5.28m x 3.43m).

As with all the accommodation in this sizeable family home this room has great size living space. The relaxing feel which is evident throughout the property continues with light flooding in via a double patio door to the conservatory area and an additional double glazed window to the rear aspect. French doors open out to the dining room giving the home a real flow and making this an ideal entertainment area when friends and family call. Having real flame gas fire with solid wood surround and marble inlay, double radiator, wall and ceiling lighting, wood effect flooring and numerous power points.

Dining Room: 11'5" x 9'8" (3.48m x 2.95m).

The flow continues with this separate diner having a large double glazed window to the rear garden aspect and French doors to the lounge. Having wood effect flooring, double radiator and glazed panel door to the inner hallway.

Conservatory: 11'10" x 9'5" (3.61m x 2.87m).

This relaxing haven will be a favourite spot summer or winter. Being of brick low level construction with fully glazed walls and ornate top windows, quarry tiled flooring, ceiling fan, underfloor heating, wall heater and the added bonus of a glazed roof and pretty garden outlook.

Music Room/Study: 11'3" x 7'3" (3.43m x 2.21m).

A room for the artistic among you with plenty of natural light via a large double glazed window to the south facing front garden. Having radiator, wood effect flooring and an ornate inner hallway window.

Kitchen/Breakfast Room: 29'4" x 9'5" (8.94m x 2.87m).

An absolute must have in a family home of this size and ideal for busy mornings. The John Lewis kitchen has been meticulously planned for ease of living and provides an extensive range of storage space including carousel

corner units, sliding larder cupboards and pan drawers. The more culinary will appreciate the stainless steel double oven and the induction hob with curved glass extractor fan over. The sleek styling is maintained by means of an integrated dishwasher, fridge/freezer and washing machine, with tiled splashbacks, recessed spotlighting and ceramic tiled flooring completing the picture with underfloor heating for those chilly mornings. The American fridge freezer sits well in this great size room and leads onto the:

Breakfast Area:

A great start to the day with a pretty full glazed outlook over the rear gardens and stable door to the rear decked al fresco dining area.

From the Entrance Hall stairs lead to:

First Floor Landing:

With recessed desk space and access to useful loft storage and having a good size airing cupboard with extensive shelving within.

Master Bedroom: 15'1" x 11'7" (4.6m x 3.53m) plus En-Suite and Dressing Area:

A room truly befitting of its master status. The tranquil feel is once again evident in this spacious double with extensive built in wardrobes making maximum use of available space. Having wood effect flooring, two large double glazed windows to the rear garden, fitted chest of drawers and numerous power points.

En-Suite:

The contemporary feel of the area is clearly evident having twin sinks with sleek chrome fittings and spherical corner shower with power shower, vanity unit with basket storage. Having ceramic tiled flooring, heated chrome towel rail and frosted double glazed window to rear aspect.

Bedroom 2: 13'1" x 11'7" (3.99m x 3.53m).

This second double bedroom enjoys an airy feel with a large double glazed window to the rear aspect. Having large built in storage cupboard, single radiator and plenty of additional wardrobe space.

Bedroom 3: 11'2" x 8' (3.4m x 2.44m).

Another double room with built in wardrobe and entertainment recess area. Having a great outlook to the distant woodland.

Bedroom 4: 10'5" x 8'1" (3.18m x 2.46m).

A good size single bedroom with built in double wardrobe, two double glazed windows to front aspect, single radiator and power point.

Bathroom:

A spot to unwind after a hard days work with a beautiful roll top bath with chrome column taps, a stylish pedestal wash hand basin, low level close coupled WC and a wonderful corner shower cubicle with power shower over. Having heated chrome towel rail, ceramic tiled walls and flooring and frosted double glazed window to front aspect.

Office/Annexe: This superb office/annexe suitable for a myriad of uses this detached building currently used as home office/function space could easily be adapted to provide self contained additional accommodation for friends/family members or a boys toys room, the choice is yours. The building benefits from plumbing for a sink or shower unit and plumbing is in place for sanitary use if needed. To the front of the room full glazed sliding patio doors flood the room with natural light and four additional sun tubes allow maximum light to enter. Having wood effect flooring, TV, telephone and broadband points, numerous power points, recessed downlights and kitchen sink unit with storage space under.

Outside:

A block paved driveway with off road parking for four vehicles leads past the detached annexe to a lawned area with extensive alpines and well established flora and fauna. A Cotswold gravel pathway leads to the front door and onwards to a side bin store to the east and gated access to the west, with a beautiful Wisteria tree leading you through an ornate archway leads to the pretty rear garden. Laid mainly to lawn the gardens have been cleverly planned with different areas giving a deceptively spacious feel. The decked arbour is perfect for al fresco dining and barbecues during the summer months. A pond area complete with stream and bridge gives the feeling of serenity to the gardens. The gardens benefit from an irrigation system.

Directions:

From the centre of Ross-on-Wye proceed towards Walford on the B4234. On entering the village follow the road around the sharp right hand bend and Priory Lea will be found the second on the right then first right into Priory Lea, take the first turning right and Magnolia House will be found a short distance on the left hand side.







