

# Hamilton Stiller



Jalan - Jalan, Goodrich, Herefordshire, HR9 6JE

£499,950



  
Hamilton Stiller

Man of Ross House, 34 High Street, Ross-On-Wye, Herefordshire HR9 5HD

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## OVERVIEW

- Village Location
- Beautiful Views
- Landscaped Gardens
- Spacious Accommodation
- Double Garage
- EPC: E

Perfectly positioned in the heart of Goodrich, the property Jalan Jalan enjoys beautiful landscaped gardens and sits elevated providing the most wonderful views over the Herefordshire countryside. Goodrich is a thriving village on the cusp of Symonds Yat in an area of outstanding natural beauty, 6 miles from Ross-on-Wye and 5 miles from Monmouth, the property is set in a great location for village life with nearby towns. The road links from here are excellent, providing swift access down to Chepstow, Newport and Bristol; access to the Midlands is via the nearby M50 motorway at Ross-on-Wye.

## ACCOMMODATION

Reception Hall: light and spacious area with parquet flooring and open stairs to first floor.

Cloakroom: white two piece suite and parquet flooring.

Sitting Room: Feature stone fireplace and tiled hearth with open fire. Dual aspect picture windows fill this room with light and take full advantage of the delightful views and gardens. Partial open plan configuration leading to;

Dining Room: picture window looking across the gardens.

Garden Room: Fully Glazed, taking in full advantage of the views and gardens with courtesy door to garden.

Kitchen/Breakfast Room: picture window to front aspect taking in the views to Coppett Hill and doorway leading to the Conservatory. The kitchen briefly comprises of; a range of white wall and base fitted units, space for cooker and washing machine. Door to Pantry/Boiler room with shelving and housing the 'Worcester' boiler.

Conservatory: leading from the kitchen and overlooking the delightful gardens offering good space for further dining and entertaining. Ceramic tiled floor and French doors (and further side door) lead out onto the gardens.



First Floor;

Landing: light and spacious with picture window taking in the view to Coppett Hill.

Master Bedroom: triple aspect windows fill the room with light and take in the joyous views and gardens. Built-in wardrobes to one wall and further single cupboard.

Bedroom Two: double room with dual aspect windows overlooking gardens towards the church.

Bedroom Three: double room with window overlooking the garden.

Steps lead to;

Attic Room: window overlooking the views and further eaves storage area to either side. This room would be an ideal home office.

Shower Room: white two piece suite with separate shower cubicle and power shower



## EXTERIOR

The views from the gardens are splendid looking towards Coppett Hill, Symonds Yat and Goodrich Church.

The driveway to the front of the property leads to the Double Garage. Steps and pathway lead to the front of the property. The gardens which are approximately  $\frac{1}{4}$  acre extend to the front rear and side and have been beautifully maintained with meandering pathways, manicured lawns, archway with trellising and numerous borders with an abundance of flowers and shrubs and two Scotch Pine trees. Open area to the front and side of property with uninterrupted views and further private areas of garden to side and rear overlooking Goodrich Church flanked by mature hedging and trees. A nice feature is the tree-house which is a ideal spot for relaxing and taking in the views or a great den!



## LOCATION

The property is located in the sought after village of Goodrich which offers country living with easy access to main road networks.

Goodrich has fine public houses, primary school, village hall, tennis courts and a historic castle only a short walk away.

Goodrich School  $\frac{1}{4}$  mile

Ross-on Wye 5 miles

Monmouth 5 miles

Hereford 17 miles

Gloucester 20 miles



## PRACTICALITIES

Council Tax Band: F

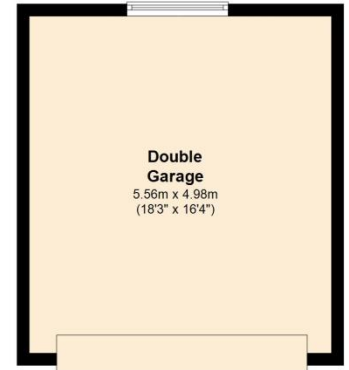
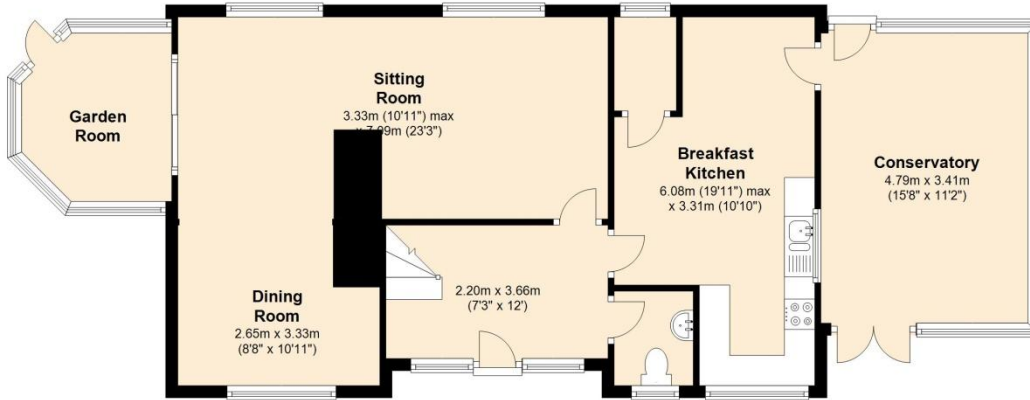
Oil Fired Central Heating

Mains Drainage

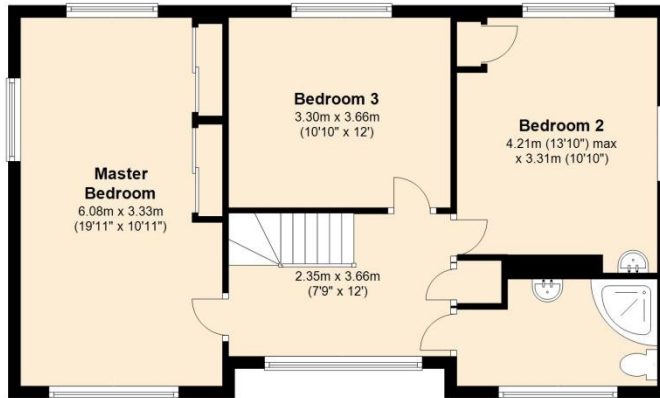
Fibre Broadband



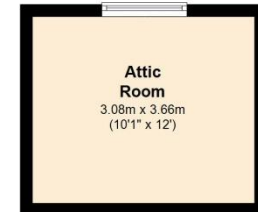
## Ground Floor



## First Floor



## Second Floor



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

