

Church Cottage Goodrich



ROSCOE ROGERS KNIGHT
Town and country properties



Church Cottage

Goodrich

This smartly presented four-bedroom family home is located at the end of a quiet cul-de-sac in the heart of the desirable village, just a short walk from a wealth of local amenities including a well-regarded junior school. Sympathetically renovated by the current owners with spacious accommodation over two floors, enjoying excellent levels of natural light and pretty garden views. Beautifully landscaped enclosed gardens, integral single garage, and off-road parking for several vehicles.

The property is traditionally constructed with a rendered, exposed stone and wooden-cladded exterior with inset wooden framed double-glazed windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, wooden panelled doors, and a combination of wooden boarded, ceramic tiled, and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators.

The main entrance to the property is from the front driveway and through a part-glazed wooden door into:

ENTRANCE HALLWAY:

Turning staircase up to first-floor landing with wooden handrails. Cloaks cupboard with hanging rail, shelving, and storage. Doors into the following.

DINING ROOM: 3.68m x 3.00m (12'1" x 9'10")

Bayed window to front. Wide opening into:



LIVING ROOM: 3.98m x 4.97m (13'1" x 16'4")

A generously proportioned principal reception room with sliding patio door to the back accessing rear garden. Feature inglenook fireplace housing contemporary wood burner set on a slate hearth with oak mantel above. Door into understairs storage cupboard.



STUDY: 3.12m x 3.15m (10'3" x 10'4")

Window to front with pretty garden views.



KITCHEN: 5.14m (Max) x 3.20m (16'10" x 10'6")

Window to the back with pretty garden views. "U-shaped" laminate wood effect worktop with tiled splashback surround, inset one and a half bowl stainless steel sink and four ring John Lewis electric hob with matching extraction hood over. A range of panelled cupboards and drawers set under with integrated dishwasher. Complementary wall-mounted cabinets and tall units housing Neff oven/grill and fridge/freezer.



UTILITY ROOM: 2.18m x 2.27m (7'2" x 7'5")

Window and secondary door to the back accessing the rear garden. Laminate wood effect worktop along one wall with tiled splashback surround and space and plumbing for washing machine/tumble dryer set under. Complementary wall-mounted cabinets. Doors into:

INTEGRAL GARAGE: 5.20m x 3.24m (17'1" x 10'8")

Concrete base with up and over electric garage door to the front and frosted window to the side. Oil central heating boiler. Consumer unit at high level. Power and light. Roof access hatch.

CLOAKROOM:

Frosted window to the side. Suite comprising a low-level W.C, and wall-mounted wash basin with mixer tap. Extraction fan at high level.

FIRST FLOOR LANDING:

A spacious "L-shaped" central landing area with feature picture window to the back elevation taking full advantage of the pretty garden views. Doors into the following:



BEDROOM FOUR: 3.03m x 3.11m (9'11" x 10'2")

Vaulted ceiling with dormer window to the back. Two under-eaves storage cupboards.



BEDROOM THREE: 4.14m x 3.05m (13'7" x 10'0")

Vaulted ceiling with dormer window to the front with far-reaching countryside views. Two under-eaves storage cupboards. Fitted wardrobe with hanging rail, shelving, and storage.



FAMILY BATHROOM:

Window to the front. A white suite comprising a low-level W.C, pedestal wash basin, bath and double-width shower enclosure housing Mira shower with head on adjustable chrome rail. Recess for storage.



BEDROOM ONE: 3.20m x 4.14m (10'6" x 13'7")

Vaulted ceiling with dormer windows to the front. Two under-eaves storage cupboards. Roof access hatch. Doors into:



EN-SUITE SHOWER ROOM: 3.20m x 2.73m (10'6" x 8'11")

Vaulted ceiling with skylight to the front. A contemporary suite comprising a low-level W.C, pedestal wash basin, and double-width shower enclosure with mixer valve and head on adjustable chrome rail. Under-eaves storage cupboard. Door into:



DRESSING ROOM:

Housing hot water cylinder and ample space for fitted hanging rails and storage.

BEDROOM TWO: 2.97m x 3.21m (9'9" x 10'6")

Dormer window to the back with pretty garden views. Two under-eaves storage cupboards.



OUTSIDE:

The property is approached from the quiet country lane opening up to a paved private driveway with parking for several vehicles and accessing the integral single garage. The front garden is bound by a dry-stone wall with a raised level lawned area and well-stocked herbaceous borders. A paved pathway wraps around the side of the cottage and leads to the rear gardens which feature two beautifully landscaped enclosed lawns and a wildflower growing area. Adjoining the kitchen and living room is a paved sun terrace ideal for alfresco dining taking full advantage of the pretty garden views. The gardens are beautifully maintained by the current owners with an abundance of flowers, plants, and interspaced mature trees benefiting from excellent levels of privacy.

SERVICES:

Mains electric and water. Private drainage and an oil-fired central heating system. Council Tax Band D. EPC Rating D.

DIRECTIONS:

What Three Words ///when.dictation.available

From Monmouth proceed out on the Dixton Road and take the A40 towards Ross on Wye. Having travelled approximately four miles passing Whitchurch, turn left towards Hereford, then immediately right to Symonds Yat East and Goodrich, travelling over the dual carriageway and turn left onto the old B4229 towards Goodrich. Upon reaching the Crosskeys Inn turn left and follow this road for approximately 0.2 miles bearing left. Take the second right into the cul-de-sac and Church Cottage can be found after a short distance on the right.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
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 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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Asking price of £695,000



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FOR IDENTIFICATION ONLY

Peacedale, Gunnerside, St Anton, The Timbers, Church House, Church Barn

Church Cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

