



NEW BUILD - WHITCHURCH

Computer generated landscaping photos 1 & 2 (for illustration) Guide price **£750,000**



THE OLD NURSERIES

Crockers Ash, Ross-on-Wye, Herefordshire HR9 6DW

Brand New five-bedroom, detached family home
High quality specification throughout
Far reaching views over the Herefordshire countryside

Due for completion early 2024, this five-bedroom, detached property is set in the highly desired location of Crockers Ash which is a stone's throw from Symonds Yat.

This executive home has been designed to create a high-quality individual property with fantastic views over the Herefordshire countryside.

Located in Crockers Ash, between the market town of Ross-on-Wye and Monmouth this five-bedroom, detached home is situated within a short distance of local amenities, schooling and the A40. Both Ross-on-Wye and Monmouth are near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.

A family home offering spacious living accommodation and a high standard of workmanship throughout, offering five bedrooms and 3 bathrooms.

The heart of the home will be the impressive 10.3m (34'0 ft) kitchen/dining and living space with bi-fold doors leading to the garden and a comprehensively equipped kitchen. In addition, there is a large sitting room, snug and downstairs cloakroom.

To the first floor you will find five generous size bedrooms, with the principle and second bedroom both having en-suite shower rooms and the principle having fitted wardrobes. A further four-piece family bathroom is located on the first floor.

IMPORTANT AGENTS NOTE:

Inspections strictly by appointment only through the Agent.

NOTE Photos 1 and 2 have computer generated landscaping to the gardens for illustration only.

Guide price
£750,000

KEY FEATURES

- Brand New five-bedroom, detached family home
- Due for completion early 2024
- High quality specification throughout
- Far reaching views over the Herefordshire countryside
- Off road parking, double garage with electric car charging point
- Enclosed gardens with the possibility to purchase additional land.

STEP OUTSIDE

A double garage is located to the side of the property with off road parking. The garden is a generous size. The property is set in an elevated position and benefits from having wonderful, far-reaching views over the Herefordshire countryside. There is a possibility to purchase additional land/ paddock to the side of the property.

SPECIFICATION

The property contains the following specifications and more:

Air source heat pump, underfloor heating to ground floor and all bathrooms

Aluminium Windows in Anthracite & Composite Doors

5G Antenna & Wi-Fi connected

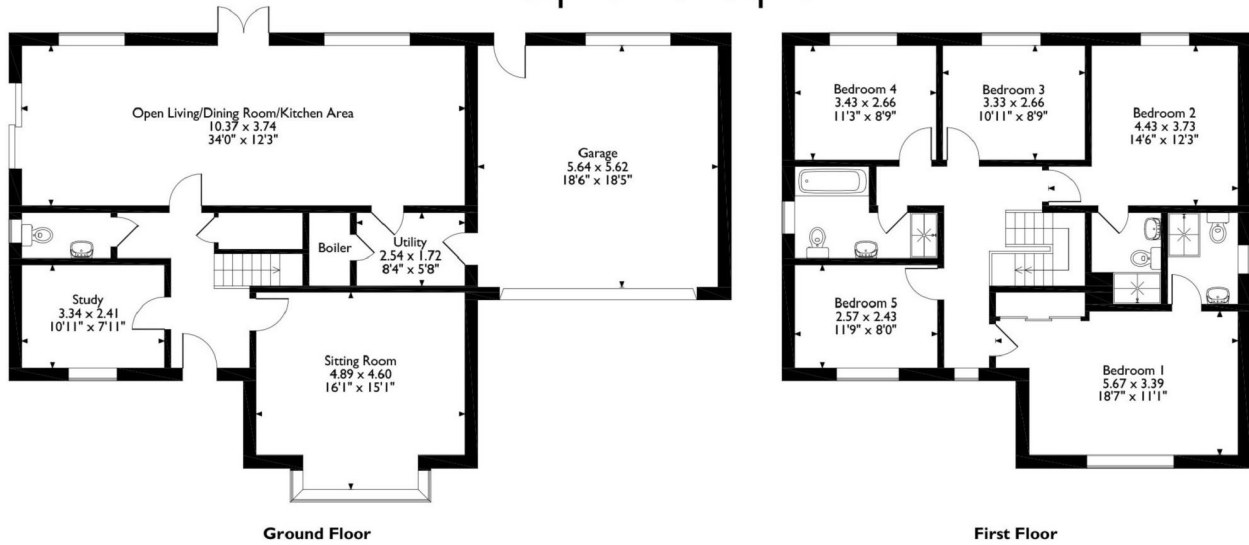
Built in appliances in the kitchen to include Cooker, Hob, Dishwasher

Bespoke Kitchen with Quartz Worktops

Central Vacuum System

Electric car charging point

Approximate Gross Internal Area 212 Sq M/2282 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From Ross-on-Wye head down the A40 for around 5.8 miles where you will take the exit for Symonds Yat (East). After 20 yards turn right then follow the road to Crockers Ash you will find the property on your right-hand side. From Monmouth take the A40 heading north, exit off left for Symonds Yat (East) signposted Ganarew/Crockers Ash, follow the road round to the left over the bridge continue left signed Crockers Ash follow the road through Crockers Ash where you will then find the property on your left-hand side.

INFORMATION

Postcode: HR9 6DW
Tenure: Freehold
Tax Band: tbc
Heating: Air Source
Drainage: Mains
EPC: Pending

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