



ROSS-ON-WYE

Guide price **£550,000**



OVERTON BARN

Brampton Abbots, Herefordshire HR9 7JQ



Three Bedroom Detached Property
Highly Sought After Village
Generous Plot Approaching 0.25 Acres

Nestled in a desirable location, a three bedroom detached property, which enjoys a great degree of peacefulness and tranquillity, having spacious living accommodation which enjoys a variety of character features.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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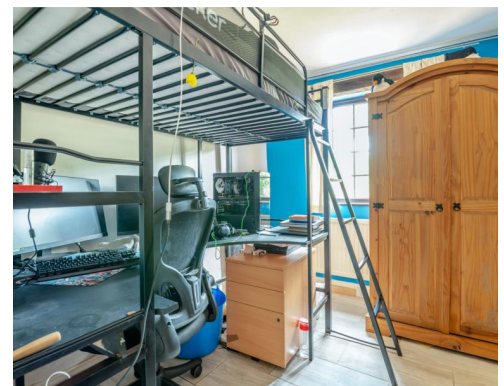


KEY FEATURES

- Three bedroom detached property
- Character features throughout
- Highly sought after village location
- Generous plot approaching 0.25 acre
- Panoramic countryside views
- Off road parking, detached garage



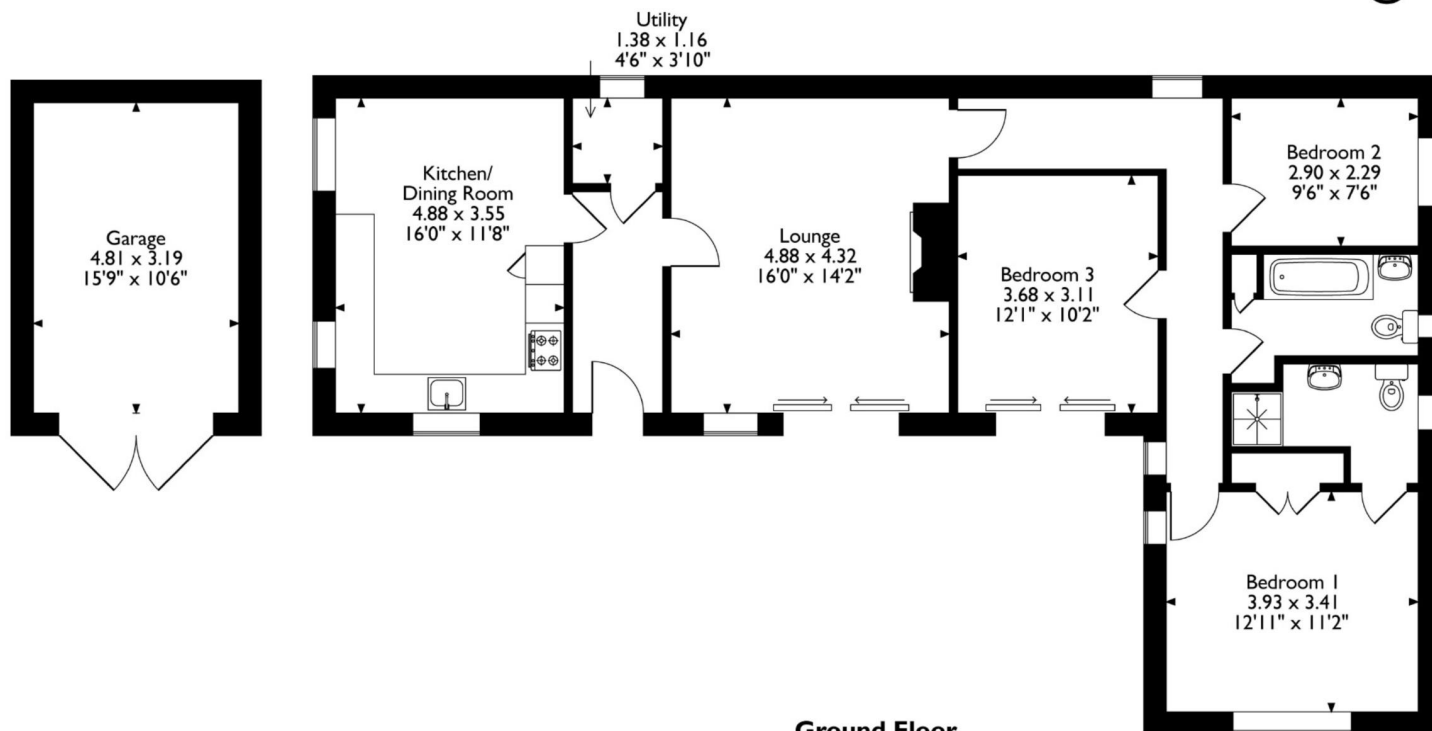
STEP INSIDE



As you enter the property, you are greeted by a bright and airy kitchen and dining area. This space is ideal for entertaining guests, featuring a range of fitted wall, base and drawer mounted units, built appliances and ample storage.

You will be immediately drawn by the vaulted ceilings. The kitchen flows seamlessly into a large lounge area, offering a cosy and inviting atmosphere for relaxation and social gatherings, which benefits from a feature fireplace.

Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 115 Sq M/1237 Sq Ft



Ground Floor

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.

The house boasts three well-proportioned bedrooms, each designed to provide a peaceful retreat. The principle bedroom is generously sized and located at the front of the house, offering privacy and tranquillity, with splendid views over the garden and far-reaching countryside.

The second bedroom, situated towards the rear, is perfect for children or guests. The third bedroom, versatile and spacious, can also serve as a home office or study.

A well-appointed bathroom and an additional separate toilet ensure convenience for all residents. The property also includes a utility room, adding practicality to your daily routines.

One of the standout features of this home is the detached garage, providing secure parking and additional storage space. The garage is conveniently accessible from the main house, making it easy to manage household chores and activities.

STEP OUTSIDE



The gardens and grounds approach quarter of an acre, with ample off road parking in the form of a paved driveway, the gardens are mostly laid to lawn, having a range of mature shrubs, flowers and trees.

This impressive property also boasts a detached garage and detached office.

INFORMATION

Postcode: HR9 7JQ
Tenure: Freehold
Tax Band: F
Heating: Gas LPG
Drainage: Private
EPC: TBC





DIRECTIONS

From Ross-on-Wye, head North on the A40 towards the A449, taking the first let at the roundabout towards Much Marcle, continue for a short distance turning left towards Brampton Abbots, taking Gatsford Lane. Continue on this lane where the property can be found on the left hand side via our for sale board.



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