



# LLANGROVE

Guide price **£475,000**





# 1 CHAPEL MEADOWS

Ross-on-Wye, Herefordshire HR9 6BS



Beautifully presented detached family home  
Four good-sized bedrooms, one en-suite  
No onward chain

A beautifully presented four-bedroom detached family home, situated in the sought-after Chapel Meadows development in the picturesque village of Llangrove. Offered with no onward chain, this spacious and stylish property is perfect for modern family living.

Llangrove is a small, scenic village in south Herefordshire, about 7 miles from both Ross-on-Wye and Monmouth. Set on high ground, it offers beautiful views of the surrounding countryside, including the Wye Valley. Ideal for walkers, nature lovers, and those seeking a quiet village lifestyle.

The village features Christ Church, a historic 19th-century church, a well-regarded primary school (Llangrove CE Academy), and a traditional village pub, The Royal Arms. There's also a village hall and a local nature reserve, supporting a close-knit and active community.





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### KEY FEATURES

- Beautifully presented four-bedroom detached family home in a sought-after village location
- Spacious open-plan kitchen/diner with modern fitted kitchen and breakfast island
- Generous lounge with French doors opening onto the private rear garden



# STEP INSIDE

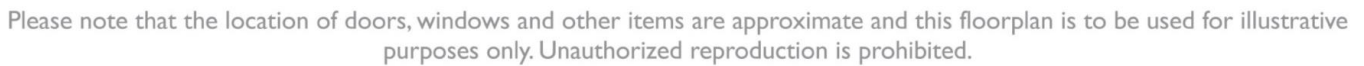


As you step inside, you are welcomed by a spacious and light-filled entrance hallway, setting the tone for the rest of the home. The hallway leads to a stylish and generously sized lounge, complete with French doors opening out onto the rear garden, allowing natural light to flood the space and providing a seamless connection to outdoor living perfect for summer evenings or entertaining guests.

At the heart of the home is the impressive open-plan kitchen/diner, beautifully finished with on-trend herringbone flooring and a modern fitted kitchen featuring sleek cabinetry, integrated appliances, and a central breakfast island ideal for casual dining or social gatherings. A door from the kitchen provides practical access to the side of the property.

Also on the ground floor is a convenient downstairs WC, as well as ample space in the hallway for coats and storage.





The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a contemporary three-piece suite.

# STEP OUTSIDE



Externally, the property enjoys a private driveway offering off-road parking for two to three vehicles, as well as a single garage equipped with power and lighting

To the rear, the enclosed garden provides a safe and enjoyable outdoor space. Mainly laid to lawn, it also features a decked seating area, ideal for al fresco dining, barbecues, or simply enjoying the peaceful surroundings.

This stunning property combines space, style, and village charm – a rare opportunity in a highly desirable location.

## INFORMATION

Postcode: HR9 6BS

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D





## DIRECTIONS

From either Ross-on-Wye or Monmouth, leave the A40 dual carriageway at Whitchurch and take the Llangrove Road found to the side of The Crown Inn. Drive in to the centre of the village, passing the school and church on your right-hand side and take the left hand turn just before The Royal Arms pub into Chapel Meadows, where the property will be found.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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