



Executive four-bedroom, detached family home  
High quality specification throughout  
Far reaching views over the Herefordshire countryside

# WHITCHURCH

Guide price £650,000



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## 6 THE OLD NURSERIES

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

### KEY FEATURES

- Executive four-bedroom, detached family home
- High quality specification throughout
- Far reaching views over the Herefordshire countryside
- Off road parking, garage with electric car charging point
- Highly desired location

### INFORMATION

Postcode: HR9 6DW

Tenure: Freehold

Tax Band: tbc

Heating: Air source heat pump

Drainage: Mains

EPC: TBC



Note: Floor plans are subject to change

### STEP INSIDE

This four-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 four-bedroom, detached home is situated within a short distance of local amenities, schooling and the A40. Whitchurch is 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.

### STEP OUTSIDE

A 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.

**Full specification available from Agent.**

### 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 indicated by the Agents board.

ross@archerandco.com

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.