



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, bold, sans-serif font, and 'experts in property since 1982' is in a very small, lowercase, sans-serif font.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

Brockwood, Howle Hill, Ross-On-Wye, HR9 5SH

Offers in the Region Of £600,000



FREEHOLD

**Offers in the Region Of
£600,000**

A SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED HOUSE WITH GENEROUS SIZED GARDENS, HAVING DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES IN AN ELEVATED AND PRIVATE POSITION

Property Description

Situated in the lovely rural area of Howle Hill which lies approximately 2 miles south of Ross-on-Wye, the town offers a good range of shopping, social and sports facilities.

The major centres of Hereford, Gloucester and Cheltenham are approximately 16 miles, 18 miles and 25 miles respectively and there are excellent road links from Ross-on-Wye to the Midlands via the M50/M5 and South Wales via the A40/M4

FRONT ENTRANCE PORCH: via stable door, exposed stone features, window to side, hardwood glazed door to

HALLWAY: Parquet flooring, stairs to first floor, windows to front and rear, radiators, understairs storage cupboard with window, door to

CLOAKROOM: attractive tiled floor, low level WC, pedestal wall mounted wash hand basin with decorative tiled surround, fitted mirror, window to side, coved ceiling, storage cupboard.

SITTING ROOM: 14' 9" x 10' 10" (4.49m x 3.30m), bay window to front overlooking the garden and window to side, open fire with slate hearth and surround with wooden display mantle, shelving, tv point, radiator, continuation of the parquet flooring, coved ceiling.

SECOND SITTING ROOM: 14' 10" x 10' 10" (4.52m x 3.30m), original parquet floor, window to side, open fire with attractive surround and wooden mantle, coved ceiling.

KITCHEN/BREAKFAST ROOM: 14' 10" x 8' 9" (4.52m x 2.66m), beautifully fitted with a range of modern cream Shaker style base and eye level units, stainless steel 1 ½ bowl sink, Oak block worktops, built-in appliances with two Bosch double ovens, induction Zanussi hob, built-in dishwasher, windows to side overlooking the gardens, stainless steel power points, recessed spotlights, open plan through to

DINING AREA: 12' 6" x 12' 1" (3.81m x 3.68m), underfloor heating, double doors to built-in storage cupboard housing the oil fired Worcester boiler (not tested), recessed ceiling spotlights, double doors to rear garden, door into

UTILITY ROOM: 7' 6" x 4' 11" (2.28m x 1.50m), window to rear, attractive range of wood fronted base and eye level units, Oak block worktops, Belfast sink, space for tumble dryer and washing machine.

FULL TURN STAIRCASE TO LANDING: access to a good sized loft, overstairs storage cupboard.

MASTER BEDROOM: 14' 9" x 10' 11" (4.49m x 3.32m), lovely light and spacious room, window to side with views over the surrounding area, built-in double wardrobe, radiator, door to

EN-SUITE SHOWER ROOM: wet room style with tiled floor and fully tiled surrounds, walk-in shower with twin heads, wall mounted wash hand basin, light with mirror, low level WC, recessed display niche and ceiling spotlights.

BEDROOM TWO: 14' 8" x 10' 11" (4.47m x 3.32m), windows to front and side with views over the surrounding area, built-in cupboard.

BEDROOM THREE: 12' 0" x 9' 6" (3.65m x 2.89m), window to side with attractive outlook, radiator.

BEDROOM FOUR: 13' 2" x 8' 4" (4.01m x 2.54m), window to side overlooking the gardens, radiator, built-in double wardrobe.

FAMILY BATHROOM: finished to a high standard, fully tiled, obscure window to side, modern bath, walk-in enclosed shower cubicle with rainfall head and further attachment, glazed screen, wall mounted wash hand basin, low level WC, recessed ceiling spotlights, extractor fan, chrome style ladder radiator.

OUTSIDE: substantial block paved driveway providing parking for upto five vehicles with access to the Garage. An Indian stone pathway with raised shrub beds extends around with sleeper edged retaining walls to the side garden with steps leading to a Studio.

DETACHED DOUBLE GARAGE: steel up and over door, power points, lighting, beneath the garage is an excellent space, ideal for

HOME GYM/OFFICE/WORKSHOP: 17' 10" x 15' 9" (5.43m x 4.80m), power points, lighting, double glazed windows to rear.

STUDIO: 18' 2" x 13' 2" (5.53m x 4.01m), recessed ceiling spotlights, wood burning stove, power points, lighting, attractive wood floor.

SERVICES: mains water and electricity. Private drainage (shared with neighbour). Oil central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

OUTGOINGS: COUNCIL TAX BAND 'D'.

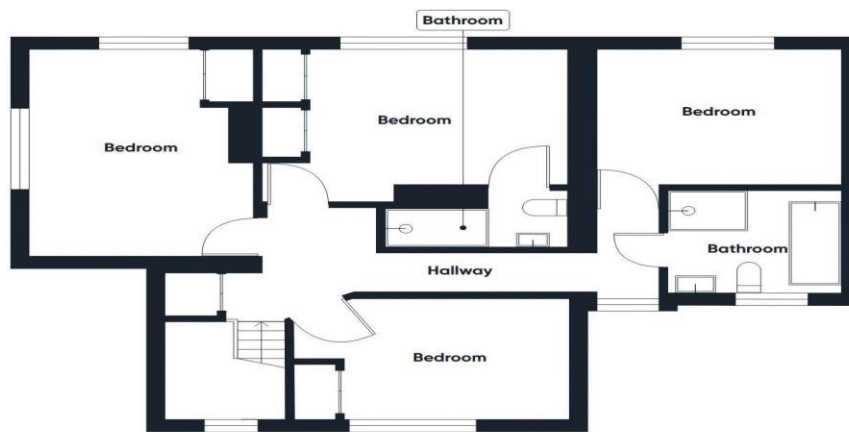
t: 01594 844444

e: hello@toombs.properties

www.toombs.properties



Ground Floor



Floor 1



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

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