

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**DECEPTIVELY SPACIOUS AND SUPERBLY APPOINTED THREE BEDROOM PROPERTY ENJOYING A STUNNING OUTLOOK ACROSS GLORIOUS SURROUNDING RURAL COUNTRYSIDE. DOUBLE GARAGE, GARDENS WITH VERSATILE Paddock BEYOND, APPROACHING 0.5 ACRE IN TOTAL.**

**EPC C**

## Meadow View - Guide Price £750,000

Warren Lane, Aston Crews, Ross-on-wye, Herefordshire, HR9 7LW

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# Meadow View

## Location & Description

### Aston Crews & The Lea

The hamlet of Aston Crews has a number of most interesting properties, with architecture extending from the Georgian period, right up to the contemporary modern. Just a short walk from Meadow View is a delightful pub and restaurant known as the Penny Farthing. At the bottom of the valley is the particularly well served village of The Lea, positioned on the A40 between Ross and Gloucester. The historic, pink sandstone church of St John the Baptist has a 13th century tower, with a 14th century spire and is positioned not far from the smart new Village Hall. Also close by is the primary school, whilst down towards the centre of the village is the post office, general store and pub known as The Crown, currently undergoing refurbishment.

## Property Description

### Location & Description

Meadow View occupies a wonderfully dominant location on the southern outskirts of the hamlet of Aston Crews, some 5 miles east of the market and tourist town of Ross-on-Wye. Ledbury lies some 10 miles to the north, whilst Gloucester and Cheltenham are a little further away to the east.

There are certain properties which one is not fully able to discern until one enters. In our view, Meadow View is just such a property. There is a wonderfully welcoming reception hall which leads directly through to an exquisite 21' living room which is not only beautifully light but has outstanding views across nearby countryside. Adjacent is the fine 18' dining room, both of these rooms having double glazed double doors opening onto the surrounding balcony. Double doors also open through to the 21' sunroom, whilst nearby are both a superbly fitted kitchen and most practical laundry/utility room. From the inner hall one has access to a study, and also to the fine 16' master bedroom which has both walk in wardrobe and a huge ensuite shower room and wc. A stairway leads to two further large double bedrooms and a luxuriously appointed shower room and wc, whilst approached externally at a lower ground floor level is a fantastic 29' workshop with windows, and adjacent two most useful storerooms.

All in all, an outstanding property which really has to be inspected internally to be fully appreciated.

### Kitchen & Dining Room

The kitchen is particularly well appointed with a wide range of floor and wall mounted units incorporating many Bosch appliances, and having both ceiling mounted downlighters and attractive pendant lighting.

The dining room, once again is most generously proportioned at approx. 18' x 15' and opens through to the well equipped and appealing kitchen. As in the living room, the dining room has glazing to two elevations, the French doors to the south west again leading directly onto the balcony.

### Living Room

The beautifully proportioned 21' living room has glazing to both south east and south west elevations, the latter French doors opening onto a wrap around balcony from which there are glorious views across ones own garden and paddock towards farmland beyond. A wonderfully welcoming room with numerous ceiling mounted downlighters and a mock fireplace with electric, log effect fire. The aforementioned balcony extends around three sides of the property and enables direct access onto the paved sun terrace.

### Sun Room, Study & Utility

Lying to the north western side of the property is the 21' sun room with fine double glazed sky light above admitting excellent natural light. French doors from here open directly onto the beautifully paved sun terrace. The utility room is also approached from here, whilst the study is accessed directly off the inner hall.

### Master Bedroom & En-Suite

The 16' ground floor master bedroom has windows to three elevations, whilst adjacent is the superbly practical walk in wardrobe/dressing room. Positioned just beyond the dressing area is the distinctly larger than average en-suite shower room and w.c. with high quality fittings.







## Bedrooms & Bathroom

From the inner hall a carpeted stairway leads to the spacious first floor landing with natural light coming from the two Velux roof lights. Directly off the landing is the shower room and w.c., and to both front and rear of the dwelling are two double bedrooms, creating in total a living area of over 2,300 sq.ft

## Outside

Extending gently downwards from the south west facade of the dwelling is a neat lawned garden, delineated from the grassy paddock beyond by post and rail fencing with a five bar vehicular gate enabling entry to the latter. The total site area including driveway, extends to approaching 0.5 acre.

## Garage & Basement

Flanking the north east and south east sides of the property is a gravelled forecourt/driveway providing parking for several vehicles and also enabling access to the excellent double garage which lies adjacent the south eastern boundary. This excellent structure stands under a double pitched roof and has remote controlled roller door. Not far away is a lockable door to the lower ground floor of the dwelling which comprises an excellent workshop of approx. dimensions 29' x 14' and having two windows and double doors to south west elevation. Adjacent are two most useful store rooms, the whole being a wonderful space for practising hobbies of various kinds and having both power and light.

## Entrance Hall

**Kitchen** 3.85m (12ft 5in) x 3.69m (11ft 11in)

**Dining Room** 5.73m (18ft 6in) x 4.62m (14ft 11in) Maximum to recess

**Living Room** 6.54m (21ft 1in) x 4.62m (14ft 11in)

**Sun Room** 6.61m (21ft 4in) x 2.14m (6ft 11in)

**Utility Room** 3.69m (11ft 11in) x 2.79m (9ft)

**Study** 2.73m (8ft 10in) x 2.11m (6ft 10in)

**Master Bedroom** 5.24m (16ft 11in) Maximum to recess x 3.87m (12ft 6in)

**Dressing Room** 5.11m (16ft 6in) Maximum to recess x 1.80m (5ft 10in)

**En-suite**

**WC**

**Landing**

**Bedroom Two** 4.83m (15ft 7in) x 4.11m (13ft 3in)

**Bedroom three** 4.73m (15ft 3in) x 3.97m (12ft 10in)

**Shower Room**

**Basement**

**Workshop** 9.24m (29ft 10in) x 4.62m (14ft 11in) Maximum to recess

**Store Room** 3.77m (12ft 2in) x 3.02m (9ft 9in)

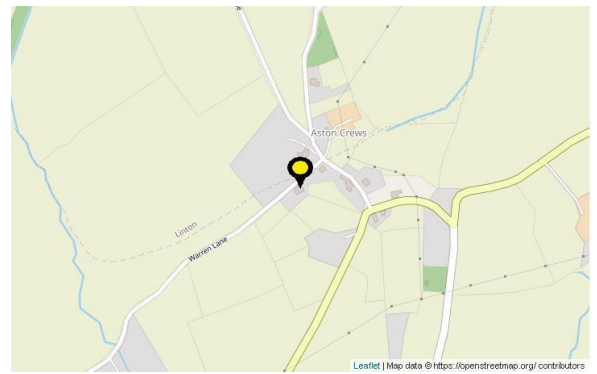
**Store** 3.59m (11ft 7in) x 3.66m (11ft 10in)

**Garage** 5.99m (19ft 4in) x 5.97m (19ft 3in)

## Directions

From the traffic lights in the centre of Lea Village, take the ascending road towards Aston Crews. Bear left on entering the hamlet, and then left again to go down Warren Lane. The driveway to Meadow View will be seen after 100 yards on the left hand side.

**What3words: ///behaving.multiples.fools**



## Services

We have been advised that mains electricity, water and gas are connected. Private Drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

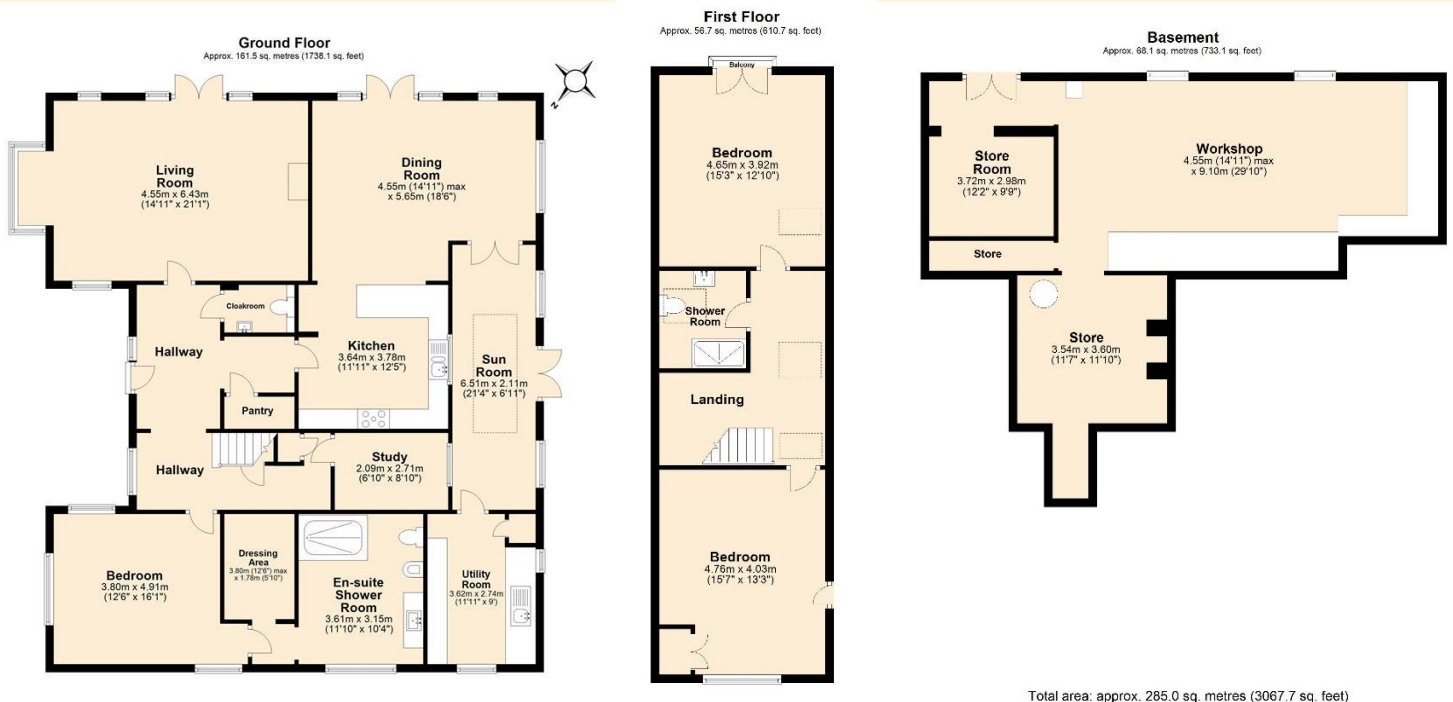
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

**Council Tax** COUNCIL TAX BAND "F" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is C.



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