

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY WELL PRESENTED FOUR BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN THE SEMI-RURAL AREA OF BRAMPTON ABBOTTS WITH WELL PROPORTIONED GROUND FLOOR ACCOMMODATION WHICH INCLUDES OPEN-PLAN KITCHEN, DINING, AND LOUNGE AREA, OFFICE, UTILITY ROOM AND SNUG. FAR REACHING VIEWS FROM FIRST FLOOR MASTER BEDROOM. SECLUDED GARDEN AND AMPLE PARKING.**

**EPC C.**

## 3 The Grove - Guide Price £449,000

Brampton Abbots, Ross-on-wye, Herefordshire, HR9 7JH

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## 3 The Grove

### Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

### Property Description

Located in the picturesque semi rural village of Brampton Abbots, this well-presented four bedroom semi detached home offers spacious and versatile accommodation, perfect for modern family living.

The property features an impressive open-plan kitchen, dining, and lounge area with lovely views to the rear, creating a bright and sociable heart to the home. One additional reception room provides flexibility for relaxing or entertaining. A separate study offers an ideal space for home working. A useful utility room and two modern bathrooms on the first floor add to the practicality of the layout.

Upstairs, four generous bedrooms are filled with natural light, offering comfortable and stylish accommodation throughout. Outside, the property enjoys a good-sized driveway with ample parking and an attractive rear garden that backs onto open countryside, delivering far-reaching views and a real sense of tranquillity.

Eco-conscious buyers will appreciate the energy-efficient features, including solar panels and an air source heat pump, helping to reduce energy bills and environmental impact.

Situated just a short drive from Ross-on-Wye, the property benefits from easy access to local amenities, schools, and transport links, while retaining a peaceful village setting.

This is a fantastic opportunity to enjoy the best of both worlds - modern living in a beautiful rural location.

The accommodation with approximate dimensions is as follows:

#### Entrance Hall

Wood effect flooring. Radiator. Ceiling light fitting. Stairs leading to first floor. Door Leading to snug. Door leading to

#### Lounge Area 4.88m (15ft 9in) x 3.35m (10ft 10in)

Wood effect flooring. Radiator. Ceiling light fitting. Double glazing to front. Feature fireplace. Open to





#### **Kitchen Area 3.69m (11ft 11in) x 3.69m (11ft 11in)**

Tiled flooring. Radiator. Ceiling spotlights. Double glazed door to garden. Double glazed window to rear. Base eye level units, work surface over. Composite sink and half. Mixer tap. Space for under counter dish washer. Wine Fridge.

#### **Dining Area 3.69m (11ft 11in) x 3.15m (10ft 2in)**

Wood effect flooring. Ceiling light fittings. Double glazed doors leading to garden. A/C unit. Open to inner hall.

#### **Inner Hall**

Wood effect flooring. pendant light fitting Radiator. Doors to W/C, Office.

#### **Utility Room 3.07m (9ft 11in) x 2.99m (9ft 8in)**

Tiled flooring. Pendant light fitting. Double glazed window to front. Pressurized water cylinder. Base units with work surface over. Stainless steel sink and half. Mixer tap. Space for white goods.

#### **WC**

Wood effect flooring. ladder style towel rail. Pendant light fitting. Double glazed obscured window to side. low level W/C. Wash hand basin.

#### **Study 2.99m (9ft 8in) x 2.17m (7ft)**

wood effect flooring. Radiator. fitting Double glazed window to rear. Pendant light.

#### **Sitting Room 4.90m (15ft 10in) x 3.07m (9ft 11in)**

Wood effect flooring. Ladder style radiator. Two wall lights. Pendant light fitting. Double glazed window to front. Open fireplace, tiled surround. under stairs storage.

#### **Landing**

Radiator. Pendant and ceiling light fitting

#### **Master Bedroom 3.69m (11ft 11in) x 3.15m (10ft 2in)**

Radiator. Pendant light fitting. Double glazed door to rear with views. Juliet balcony.

#### **En-suite Shower Room**

Wood effect flooring. Ceiling light fitting. Extractor fan. W/C. Wash hand basin with storage below. Shower cubicle, with mains powered shower.

#### **Bedroom Two 4.93m (15ft 11in) x 3.04m (9ft 10in)**

Radiator. Double glazed window to front. Pendant light fitting. Built in wardrobe.

#### **Bedroom Three 3.82m (12ft 4in) x 3.30m (10ft 8in)**

Radiator. Pendant light fitting. Double aspect window to front and side. Built in wardrobe.

#### **Bedroom Four 4.06m (13ft 1in) x 2.92m (9ft 5in)**

Radiator. Pendant light fitting. Double aspect window to front and rear with views.

#### **Family Bathroom**

Radiator. Ceiling light fitting. Double glazed window to rear. Double ended bath, dual shower head over. Two wash hand basins, storage below. Storage cupboard.

#### **Outside**

Front - Driveway parking for Three, tandem vehicles. Gated access to the rear of property. Air source heat pump. Front lawn. further gravel driveway for two cars. Composite front door.

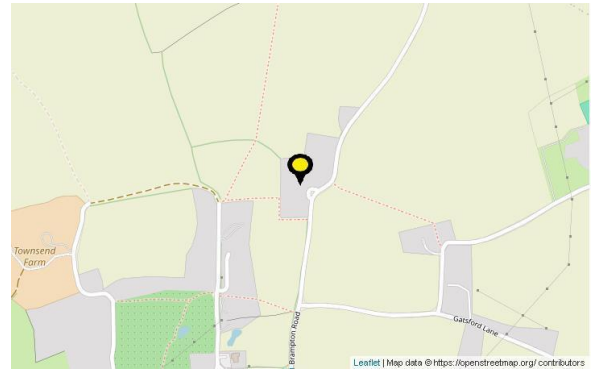
Rear - Patio area. Mainly laid to lawn. West facing garden with long reaching views. Shed. Outside Tap. Power Point





## Directions

If approaching from the Travellers Rest roundabout at the base of the M50 (J4) take the A449 road towards Ledbury. Take the 1st left turning signposted Brampton Abbots. Proceed along this country lane until reaching a T Junction. Turn right onto Ross Road. Continue along this village lane for approximately 200m. Take a left turn onto The Grove. Number Three, The Grove is the third property on your left.



## Services

We have been advised that mains services are connected to the property. 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

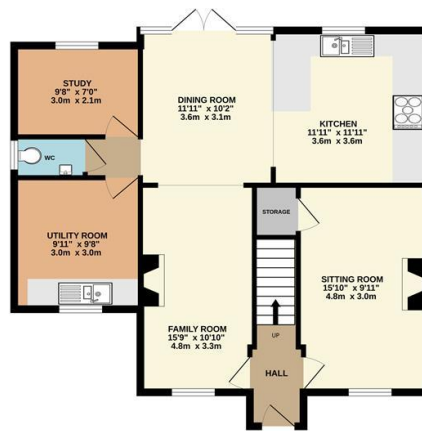
COUNCIL TAX BAND "C"

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.

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

