

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



DETACHED FIVE BEDROOM 1950'S HOUSE IN MOST SOUGHT AFTER RESIDENTIAL AREA. EXTENSIVE AND SECLUDED GARDENS. SINGLE GARAGE AND LARGE DRIVEWAY. EASY ACCESS TO ROSS TOWN CENTRE.

EPC D

Benedict House – Offers in Excess of £695,000

25 Eastfield Road, , Ross-on-wye, Herefordshire, HR9 5JZ

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Benedict House

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 facade 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

Benedict House lies under a mile south of Ross centre in one of the most established and sought-after residential areas of the town. Constructed in the 1950s the property is situated in secluded and extensive gardens approaching an acre.

With accommodation on three floors, the property provides generous ground floor reception rooms, three bedrooms on the first floor, and two further bedrooms on the second floor. Its dominant position within Eastfield Road provides an outlook across the outskirts of the town towards wooded Chase Hill.

Whilst benefitting from this exceptionally quiet location Benedict House has the distinct advantage of being within a short walk of the town and all of its facilities. For those also concerned about strategic location, the M50 and A40 are accessible within 5 minutes drive.

Kitchen & Dining Room

The spacious entrance hall gives access to the dining room with its feature fireplace and bay window overlooking the front aspect. Interconnected by an arch to the kitchen, these two rooms offer the potential to make a most generous kitchen/dining area. From the kitchen a door leads to the rear hall where there is a utility room and cloaks and w.c., and a rear door allowing access directly into the garden.

Living Room

Overlooking the secluded rear garden is the generously proportioned 19' living room with double glazed windows to two elevations and French doors opening onto the patio area behind. With oak wooden floors and a feature fireplace this room is filled with natural light.

Lounge/Study

With windows to two elevations the lounge/study is filled with natural light. This room with its feature fireplace provides a well proportioned room which could be used either as a study or a second lounge/snug.





Bedrooms

To the first floor are three bed rooms, the main bedroom overlooking the rear garden and having the benefit on an ensuite shower room and w.c. There are two further bedrooms, both of which have an outlook across the front garden towards Chase Woods and beyond. There is also a large family bathroom together with an additional separate w.c.

Additional Bedrooms & Loft Space

To the second floor are two further bedrooms together with a wealth of loft storage.

Outside

Double wrought iron gates give access to the tarmac driveway which leads to the front of the property, providing ample parking for garage/workshop/store. A raised area of lawn extends to the southwest of the house giving access to the rear garden. Approached from the French doors in the living room, is the sunken block paved sun terrace with established planting including two Washingtonia Palm trees.

Steps lead up to the extensive rear lawn which is bounded to the rear by a stunning stone wall and several outstanding mature red and green Maple trees, as well as strategically placed seating areas. Extending to the south west is a well established Orchard/Arboretum with a variety of trees. There is also a most useful stone built store/garden shed

Accommodation

Entrance Hall

Lounge/Study 4.62m (14ft 11in) x 4.31m (13ft 11in)

Dining Room 4.31m (13ft 11in) x 3.38m (10ft 11in)

Kitchen 4.08m (13ft 2in) x 3.04m (9ft 10in)

Rear Hall

Cloakroom

Living Room 5.97m (19ft 3in) x 4.78m (15ft 5in)

Landing

Master Bedroom 5.97m (19ft 3in) x 4.78m (15ft 5in)

En-suite

Bedroom Two 4.31m (13ft 11in) x 3.38m (10ft 11in)

Bedroom three 3.61m (11ft 8in) x 2.45m (7ft 11in)

Bathroom

W/C

Outside

Landing

Bedroom Four 4.78m (15ft 5in) x 3.07m (9ft 11in)

Bedroom Five 4.26m (13ft 9in) x 3.28m (10ft 7in)

Loft Room 5.24m (16ft 11in) x 4.26m (13ft 9in)

Directions

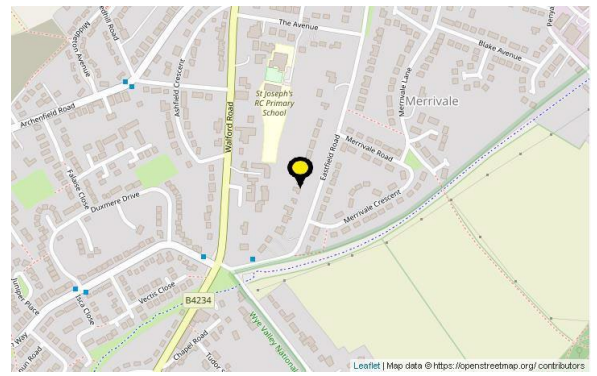
Leave the stone-built market house in the centre of Ross taking the B4228 Southwards from the town towards Walford. Shortly after passing the Prince of Wales pub on the right-hand side, take the first turning left into 'The Avenue'. Turn right into Eastfield Road and Benedict House will be found on the right hand side after approx. 300 yards.

Services

We have been advised that mains water, electricity, gas and drainage 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 "G"

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 D.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.



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