

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



HANDSOME DETACHED VICTORIAN HOUSE. BEAUTIFULLY REFURBISHED WITH FINE PERIOD FEATURES. DOUBLE GARAGE, ADDITIONAL PARKING AND GARDENS. WALKING DISTANCE OF ROSS TOWN CENTRE.

EPC E

Hillingdon - £695,000 Guide Price

Walford Road, Ross-on-woye, Herefordshire, HR9 5PG

5 2 3



Hillingdon

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

Location & Description

Hillingdon comprises a fine detached period property which occupies a dominant location on rising ground just a 1/3 mile south of Ross town centre. The elegant, three storey house thus has far reaching views from both front and rear elevations, and its location means that all town amenities are available within walking distance. Constructed we believe around 1900, all principal rooms are of generous proportions and there are many fine period features throughout. For those who are looking for a distinctive property within the town, we thoroughly recommend a full internal inspection.

Drawing Room

A beautifully proportioned room with fine double glazed bay window to front and having both picture rails and cornice to ceiling. Impressive slate fireplace with recessed wood burning stove.

Kitchen & Sitting Room

Generously appointed kitchen with superb bay window receiving morning sunlight and additional bay window to front elevation, these two sections subdivided by a wide archway. Highly efficient recently installed woodburning stove.

Lobby & Garden/Sun Room

The presence of a ceiling in this room means that it is usable throughout the year. A most appealing room with direct French Door access to both rear sun terrace and garden.

Bedrooms & Bath/Shower Rooms

The first floor boasts three excellent double bedrooms and two bath/shower rooms with w.c. (one en-suite).

The second floor offers two superb 24' bedrooms, each with amazing views, and a shower room and w.c. shared between them.

Outside

To the front of the property is a neatly laid and beautifully designed paved sun terrace approached via a most attractive wrought iron archway. Attractive shrubs form a most appealing front border.





A paved pathway alongside the north side of the house leads to the rear patio, approachable also from the garden room. A range of outbuildings to the southern boundary include a Utility Room, Separate W.C. and two useful store rooms. The main portion of the rear garden comprises low maintenance Astro turf and a rear gate enables access to the parking spaces and double garage. There is also a further attractive Garden Store.

Entrance Hall

Dining Room 3.95m (12ft 9in) x 3.41m (11ft)

Kitchen 3.30m (10ft 8in) x 3.04m (9ft 10in)

Living Room 5.97m (19ft 3in) Maximum to recess x 3.77m (12ft 2in)

Hallway

Lobby 3.77m (12ft 2in) x 1.75m (5ft 8in)

WC

Sun Room 3.80m (12ft 3in) Maximum to recess x 3.54m (11ft 5in)

Utility Room 5.55m (17ft 11in) x 2.42m (7ft 10in)

Landing

Master Bedroom 3.90m (12ft 7in) x 3.77m (12ft 2in)

En-suite

Bedroom Two 3.35m (10ft 10in) x 3.59m (11ft 7in)

Bedroom Three 3.64m (11ft 9in) x 3.04m (9ft 10in)

Bathroom

Landing

Bedroom Four 7.47m (24ft 1in) Maximum to recess x 3.77m (12ft 2in)

Bedroom Five 7.47m (24ft 1in) x 3.10m (10ft)

Outside

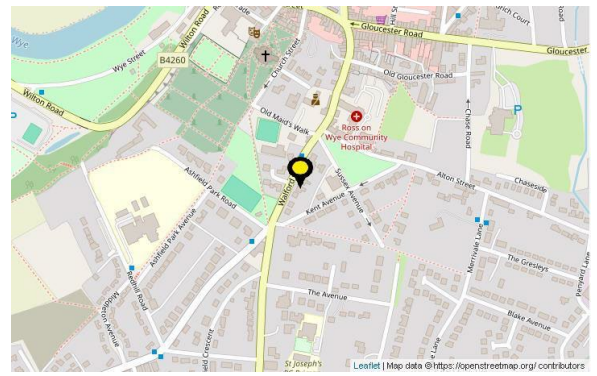
WC

Store Room 3.41m (11ft) x 1.78m (5ft 9in)

Store

Directions

Leave the stone built market house in the centre of Ross driving up Copse Cross Street towards Walford. Immediately after the second left turning into Alton Street bear left into Sussex Avenue, turning right almost immediately thereafter up an unmade lane, and towards the end of that lane one will see the garage belonging to Hillingdon (with a name plate) on the right hand side. what3words for parking ///penny.acrobat.bearable



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 "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 E.



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