

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



DETACHED MODERN HOUSE, IN EXCESS OF 2,500 SQ.FT OF ACCOMMODATION. 41' KITCHEN/BREAKFAST ROOM/FAMILY ROOM. DOUBLE GARAGE AND AMPLE PARKING. CLOSE TO FACILITIES IN WELL SERVED VILLAGE. EASY ACCESS TO ROAD NETWORK. EPC D

## 5 The Paddocks - £725,000 Guide Price

Whitchurch, Ross-on-wye, Herefordshire, HR9 6FL

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## 5 The Paddocks

### Location & Description

The well served village of Whitchurch lies midway between the market towns of Ross-on-Wye and Monmouth, and close to the renowned riverside settlement of Symonds Yat, with its spectacular viewpoint and river rapids. Facilities include the much loved shop and café "Woods of Whitchurch", Village hall, Church, popular Old Court Hotel and Potting Shed café. There are also a number of visitor attractions close to the Riverside Jubilee Park. In the heart of the village is the most attractive, Listed Grade II Clock Tower, dating from 1867. Not far away are the two hills, the Great Doward and Little Doward, King Arthur's cave, an Iron Age Silurian hillfort at Crockers Ash where slag from Roman iron smelting furnaces has been found. For those who enjoy walking and wildlife, there are many lovely trails waiting to be discovered in the vicinity.

### Property Description

Situated in a tucked away, quiet cul de sac, close to the heart of the village of Whitchurch is the small development of The Paddocks built in approx. 2020. Number 5 is positioned on a generous plot with gardens to all sides and is of rendered construction under a hipped and pitched slate roof.

An exceptionally large entrance hall with fine engineered Oak flooring, gives access to a lounge, a ground floor cloaks and w.c. and an exceptional 41' Kitchen/Dining/Family Room. The kitchen with an attractive range of Shaker style cream units, is open plan, and has a central island, providing a division between the areas. With two windows and double opening French doors giving access to the rear garden, this area has a true feeling of space, filled with natural light. Accessed from the kitchen area is the 16' utility room, again with a range of useful units and sink, and a door giving access to the exterior.

To the first floor the large light filled landing leads to the master bedroom with en-suite shower room and w.c. There is a second bedroom to the front elevation providing stunning views towards The Doward with en-suite cloaks and w.c, three further well proportioned bedrooms, and a family bath and shower room.

To the front of the property is the attractive block paved driveway with space for several vehicles, and a large double garage giving ample space for workshop/storage. Accessed via pedestrian gates and fully enclosed, is the level, rear garden, laid predominantly to lawn and bounded by attractive stone fronted shrub and flower borders. The most attractive paved sun terrace, edged by raised wooden planters, is accessed directly from the family room, and provides an ideal spot to enjoy alfresco dining.

In detail the accommodation is as follows:

### Entrance Hall

Engineered Oak flooring with double doors leading to sitting room, door to kitchen/family room and door to

### Cloaks & W.C

W.C, wash hand basin.





#### **Sitting Room 6.56m (21ft 2in) x 4.21m (13ft 7in)**

Double glazed windows to front and side elevations. Radiator. Carpet.

#### **Kitchen/Breakfast/Family Room 12.84m (41ft 5in) x 6.14m (19ft 10in)**

Kitchen area with range of floor and wall mounted cream Shaker style units. Central island. Built in appliances including Neff dishwasher, Stoves four ring cooker and hob, Leisure extractor hood over. Sink. Window overlooking garden. Ceiling mounted downlighters. Radiator. Breakfast/Family Room with double opening French doors giving access to the sun terrace. Radiator.

#### **Utility Room 5.01m (16ft 2in) x 2.82m (9ft 1in)**

Matching range of floor mounted units. Sink. Tile effect vinyl flooring. Plumbing for washing machine. Door to boiler room with Worcester boiler. Door giving access to garden.

#### **Landing**

Stairs lead to the first floor with a glazed balustrade. Spacious landing with window to side elevation. Carpet.

#### **Master Bedroom 5.06m (16ft 4in) x 4.03m (13ft)**

Window to rear elevation. Radiator. Carpet. Door to En-Suite shower room with white wash hand basin and w.c. Vinyl flooring.

#### **Bedroom Two 5.47m (17ft 8in) x 4.21m (13ft 7in)**

Window to front elevation with views towards the Doward. Carpet. Radiator. Door to en-suite cloaks and w.c. Vinyl flooring.

#### **Bedroom Three 5.06m (16ft 4in) x 3.28m (10ft 7in)**

Window to front elevation with views towards the Doward. Radiator. Carpet

#### **Bedroom Four 4.03m (13ft) x 3.97m (12ft 10in)**

Window to rear elevation. Radiator. Carpet.

#### **Bedroom Five 4.03m (13ft) x 3.59m (11ft 7in)**

Window to rear elevation. Radiator. Carpet.

#### **Family Bath & Shower Room**

White bath and separate shower cubicle. Wash hand basin and w.c. Vinyl flooring.

#### **Airing Cupboard**

Shelving. Heated Towel Radiator.

#### **Outside**

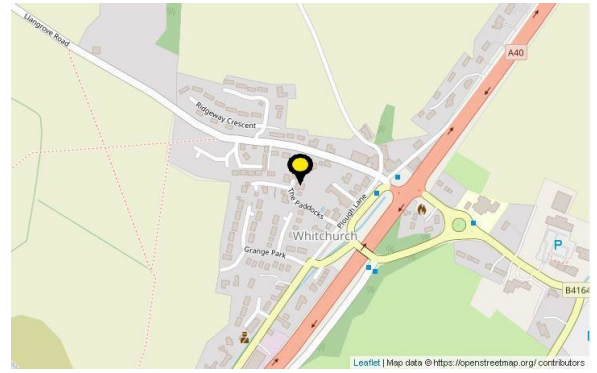
To the front is a brick paved driveway providing space for several vehicles to park. Double garage with up and over door. Power and lighting. Lawned area to side of garage with several young trees. Side pedestrian door. A wooden gate gives access to the rear garden. Paved Sun Terrace edged by raised wooden planters. Level lawned area bounded by attractive stone edged borders containing variety of shrubs.





## Directions

At Wilton roundabout (BP Service Station) take the A40 towards Monmouth. After passing through Pencraig take the exit sign posted Whitchurch and Symonds Yat West. At the roundabout take the second exit signed Ross-on-Wye, crossing over the A40. Immediately after crossing the dual carriageway turn left and on reaching Old Monmouth Road turn right. The entrance into the The Paddocks is immediately on the left and number 5 is the first house on the right hand side.



## Services

We have been advised that mains water, electric and drainage are connected to the property. LPG central heating. 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.



TOTAL FLOOR AREA : 2609 sq.ft. (242.3 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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**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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