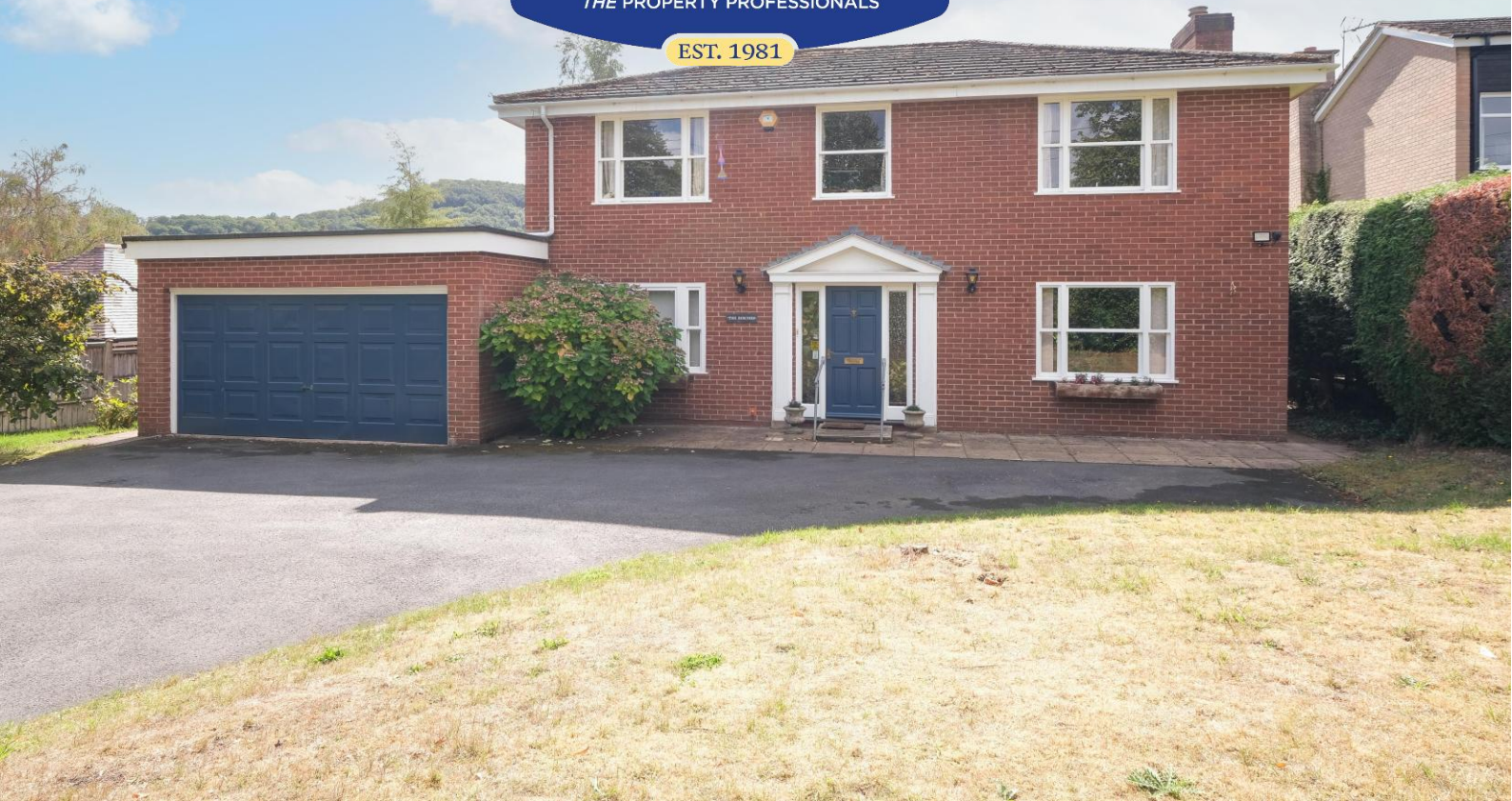


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



GENEROUS AND VERSATILE ACCOMMODATION, POSITIONED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION. EASY ACCESS OF ROSS TOWN CENTRE & COUNTRYSIDE WALKS. AMPLE PARKING AND DOUBLE GARAGE. EPC C

The Birches - Guide Price £675,000

The Avenue, Ross-On-Wye, Herefordshire, HR9 5AW

4 2 3



The Birches

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

Positioned in one of the most sought after locations, The Birches is located mid way along the tree lined Avenue meaning it is perfectly positioned for both easy access to all of the facilities offered by the market town of Ross-on-Wye, as well as wonderful walks in nearby Chase Woods.

Constructed by the well regarded, local developer John Darlington, the property is of brick construction under a tiled roof with a feature, pillar style entrance. Internally the accommodation is exceptionally spacious, with a 23' living room with attractive stone fireplace with inset stove. This room is flooded with natural light from the large window to the front elevation, together with the French doors which open on to the sun terrace beyond. There are two further reception rooms together with a spacious, well appointed kitchen with an attractive blue Aga, and a newly laid laminate wood effect floor. From the kitchen there is direct access into the double garage, as well as a shower room and w.c.

To the first floor are three bedrooms, each with fitted wardrobes together with two bathrooms. Much of the accommodation benefits from the recent addition of new carpets.

Double gates give access from The Avenue to the generous tarmac driveway with ample parking for numerous vehicles. Here the garden is laid to lawn with a range of shrubs. Access to the rear garden is via a side pedestrian gate. The rear gardens are again laid mainly to lawn with a Wisteria clad pergola providing most welcome shade on the sun terrace. Adjacent to the path is a border planted with a range of shrubs. For communication links and schools, The Birches is within walking distance of schools, and within a few minutes drive of the A40 dual carriageway and M50.

For those looking for a generous home, in a highly desirable location we strongly recommend an early viewing.

Entrance Hall

Attractive entrance leads into spacious hallway with stairs leading to first floor. Spacious understairs storage cupboard. Doors to

Living Room 7.26m (23ft 5in) x 4.00m (12ft 11in)

An exceptionally generous room with window to front elevation and double French doors giving access to sun terrace. Feature stone fireplace with inset stove.





Study/Bedroom Four 3.38m (10ft 11in) x 2.45m (7ft 11in)

Window to front elevation. Currently used as a ground floor bedroom.

Dining Room 4.70m (15ft 2in) x 3.38m (10ft 11in)

A light and welcoming room with double patio doors giving access to rear garden. Door through to

Kitchen/Breakfast Room 4.78m (15ft 5in) x 4.70m (15ft 2in)

A well proportioned room with a range of wall and floor mounted fitted units with plumbing for dishwasher, washing machine and space for appliances. Three oven gas Aga. Dedicated dining area. Windows to rear and side elevations. Door to outside. Door giving direct access to garage.

Shower Room

Ground floor shower room with shower cubicle, pedestal hand basin and w.c. Window to rear elevation.

First floor landing

A large landing with window to front elevation. Doors to

Bedroom One 3.97m (12ft 10in) x 3.46m (11ft 2in)

Window overlooking rear elevation towards Chase Woods. Airing cupboard together with additional storage cupboard. Door to ensuite bathroom

Ensuite Bathroom

White suite comprising corner bath with shower attachment, pedestal hand basin and w.c. Window to front elevation and door to landing and bedroom one. Tiled floor and built in wardrobe.

Bedroom Two 3.97m (12ft 10in) x 3.41m (11ft)

Window to rear elevation. Two built in wardrobes.

Bedroom Three 3.97m (12ft 10in) x 3.04m (9ft 10in)

Window to front elevation. Built in wardrobe.

Bathroom

White suite comprising bath, pedestal hand basin and w.c. Window to rear elevation. Tiled floor

Garage 5.63m (18ft 2in) x 4.78m (15ft 5in)

Accessed either directly from the kitchen or via electric up and over door. Vaillant Gas Central Heating Boiler. Lights and power.

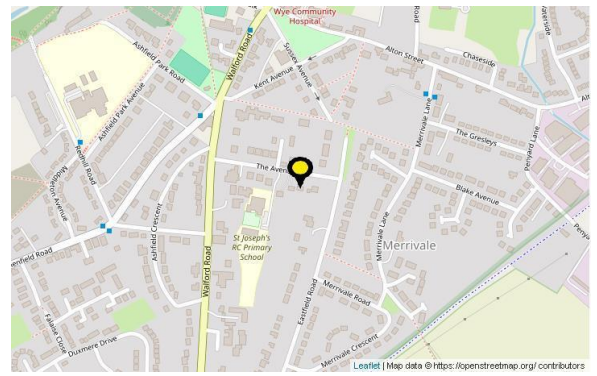
Outside

Gates lead to a large tarmac drive with space for several vehicles. Lawned area with variety of trees and shrubs. Enclosed rear, lawned garden with sun terrace and pergola. Border with range of shrubs.



Directions

Leave the stone built market house in the centre of Ross proceeding south from the town on the B4228 along Copse Cross Street and onto Walford Road. After passing the Prince of Wales pub on the right take the next left turn into "The Avenue", and The Birches is approximately three quarters of the way along on the right hand side.



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"

EPC

The EPC rating for this property is C.



Total area: approx. 191.6 sq. metres (2062.8 sq. feet)



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

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.

