

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THE OAK FOLD IS A STYLISH FIVE-BEDROOM HOME WITHIN AN EXCLUSIVE TWO-PLOT DEVELOPMENT, OFFERING UNDERFLOOR HEATING, OPEN-PLAN LIVING, BI-FOLD DOORS TO THE GARDEN, SCENIC COUNTRYSIDE WALKS, AND THE ACCLAIMED ROADMAKER RESTAURANT NEARBY. EPC B**

## The Oak Fold - £695,000 Guide Price

Chapel Lane, Gorsley, Ross-on-woye, Herefordshire, HR9 7SE

5 2 3





# The Oak Fold

## Location & Description

The dispersed village of Gorsley, straddles the Hereford/Gloucestershire border, and enjoys first class access to the M50 motorway. One of the outstanding features of the village is the excellent range of facilities and amenities which are on offer. In addition to its superb communication links, it has a noted historic primary school, opened earlier than many in 1821. Not far away is the thriving Baptist chapel of 1852 and the Church of England Christ Church of 1892. The village hall sees activities including keep fit and Pilate classes, gardening club, karate, yoga. Also very popular is the Roadmaker pub, owned and ran by four Ex-British army Gurkha soldiers, famous for the currys and Gurkha cuisine, renowned for its warm welcome and exceptional food.

Yet more evidence of a strong community spirit is the community shop and post office, opened in August 2018, and run by volunteers for the benefit of the whole village. Open 6 days a week, adjacent to the Baptist church, there is a coffee house, shop and post office with much local produce, news agent, play park orchard and recreation area. Yet more village fun is had at the flower, produce arts and crafts show, this year celebrating 100 years since the first flower show in 1925. All together a thriving village which is made strong by the involvement of so many.

## Property Description

Nestled within an exclusive group of just three homes in the heart of the charming village of Gorsley, The Oak Fold is a striking five double bedroom home that perfectly blends contemporary living with countryside charm. Just four years old, the property boasts energy-efficient credentials with an air source heat pump and underfloor heating throughout the entire ground floor.

Inside, the home impresses from the moment you step into the bright and airy entrance hall. The heart of the house is the open-plan kitchen-dining-living space, where sleek bi-fold doors invite the outside in-perfect for family gatherings or relaxed summer evenings. A separate utility room, generous sitting room, and stylish W/C complete the ground floor. Upstairs, two of the five double bedrooms enjoy their own en-suite shower rooms, while a fresh, modern family bathroom serves the others.

The front and rear gardens offer both privacy and space to unwind. Beyond the boundaries, village life offers simple pleasures-walks through a network of peaceful Herefordshire lanes.

Well-connected by bus to Ledbury, Newent, and Ross-on-Wye, yet surrounded by open countryside, this home delivers the ideal balance of rural peace and everyday convenience.

## Entrance Hall

Entered via a secure front door with partly obscured glazing and a glazed side panel, allowing in plenty of natural light. Featuring engineered wood flooring, a pendant light fitting, glazed banister stairs to the first floor, a storage cupboard, and doors leading to the main living areas.

## Storage

A practical space located off the entrance hall, ideal for hanging coats and scarves, and for storing shoes and everyday essentials.

## WC

Low-level W/C, vanity sink with storage below and mixer tap, pendant light fitting, and extractor fan.

## Sitting Room 6.85m (22ft 1in) x 3.38m (10ft 11in)

A comfortable reception room with window to the front elevation and bi-fold doors to the rear. Featuring carpeted flooring, pendant light fitting, and an ABX log burner.





#### **Kitchen-dining-family Room 10.90m (35ft 2in) x 3.80m (12ft 3in)**

A spacious and bright kitchen-diner fitted with a range of good quality eye-level and base units with laminate worktops over. Integrated appliances include a dishwasher, fridge, freezer, Bosch oven and Bosch microwave. 4-ring Bosch induction hob with extractor above. Composite sink with half bowl drainer and mixer tap. Engineered wood flooring throughout, ceiling spotlights, pendant light fitting, and TV point. Bi-fold doors open to the rear garden, with additional windows to the front and side elevations. Cat flap fitted. Door

#### **Utility Room 3.87m (12ft 6in) x 2.40m (7ft 9in)**

Base units with worktop over and under-counter space for white goods. Stainless steel single sink with mixer tap, extractor fan, ceiling spotlights, and window to the rear.

#### **Landing to First Floor**

Carpeted throughout with a glazed banister, pendant light fitting, radiator, and window to the rear. Stairs to the second floor. Doors leading to,

#### **Master Bedroom 4.96m (16ft) x 3.46m (11ft 2in)**

Carpeted throughout with window to the front elevation, pendant light fitting, double panel radiator, and TV point. Access to

#### **En-Suite**

Walk-in shower cubicle, vanity sink with storage and mixer tap, mirror over. low-level W/C, heated towel rail, extractor fan, ceiling spotlighting, obscured window to the front, and shaver power point.

#### **Bedroom Two 3.85m (12ft 5in) x 3.56m (11ft 6in)**

Wood-effect flooring throughout, window to the front elevation, TV point, and pendant light fitting.

#### **Family Bathroom**

Panelled bathtub, walk-in shower cubicle, vanity sink with mixer tap and under-sink storage, low-level W/C, heated towel rail, extractor fan, ceiling spotlighting, and tiled splashbacks.

#### **Bedroom Three 4.42m (14ft 3in) x 2.92m (9ft 5in)**

Carpeted throughout with window to the rear, TV point, internet point, and pendant light fitting.

#### **Landing to Second Floor**

Carpeted with glazed banister and skylight window to the rear elevation. Doors leading to,

#### **Bedroom Four 4.59m (14ft 10in) x 4.44m (14ft 4in)**

Fully carpeted with pendant light fitting, radiator, loft access, and skylight window to the rear elevation. Access to,

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

Walk-in shower cubicle with tiled splashback, vanity sink with mixer tap and storage below. PIR ceiling spotlights. Low level W/C

#### **Bedroom Five 4.44m (14ft 4in) x 3.46m (11ft 2in)**

Carpeted throughout with skylight window to the rear elevation, radiator, and pendant light fitting.

#### **Outside**

The front - features a patio area leading to the main entrance and a 90 foot long lawned section to the right. Car port provides ample parking for two vehicles.

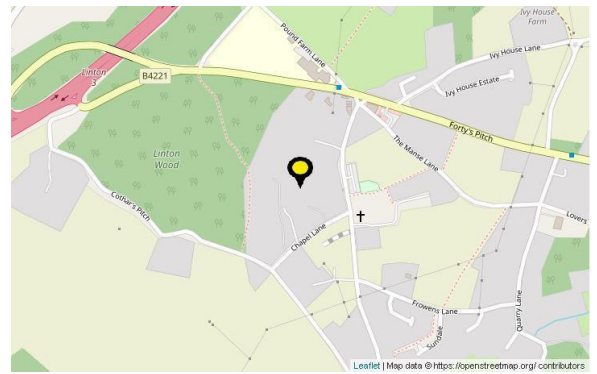
The rear - Partly laid to patio and lawn, with a log store and two sheds. Includes outdoor power points, two taps, and gated access to the side. Together with flower borders, two apple trees and two raised vegetable beds. Pet friendly home





## Directions

From the centre of Ross-on-Wye, head east along Chase Road, continuing onto Gloucester Road (A40). Follow the A40 as it merges with the A449, then join the M50 eastbound at Junction 4. After a short drive, exit at Junction 3, signposted Newent/Gorsley (B4221). At the top of the slip road, turn right onto the B4221 and continue for just under a mile. As you enter Gorsley, look out on your right-hand side, just before reaching the Roadmaker Inn (also on the right), turn right onto Chapel Lane, after 40 metres turn right onto the gravelled drive.



## Services

We have been advised that mains electricity and water are connected to the property and private drainage via sewage treatment plant. 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. Although a recently built property, it is not subject to an annual service charge.

## 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

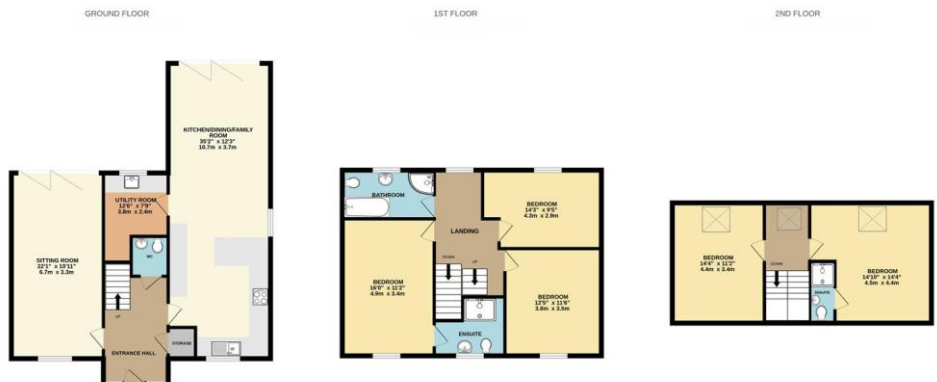
COUNCIL TAX BAND "G"

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 B(89).

Total floor area: 219sqm (2357ft)



**Ross-on-wye Office**

**30 Gloucester Road, HR9 5LE**

**Tel: 01989 768320**

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