



**The Woodground**  
Aston Ingham, Ross-on-Wye HR9 7LS

**SG** | **CLASSIC &  
COUNTRY**  
COLLECTION



# The Woodground

£1,100,000

## Aston Ingham, Ross-on-Wye HR9 7LS

DATING BACK TO THE TURN OF THE CENTURY, THE WOODGROUND IS AN IMPOSING FAMILY HOME SET IN AN EXCEPTIONALLY PRIVATE EDGE OF VILLAGE LOCATION, THE MAIN HOUSE IS ARRANGED OVER 3000 SQ FT OF WELL PROPORTIONED AND LAID OUT ACCOMMODATION. AS WELL AS OFFERING FIRST CLASS LIVING SPACE THROUGHOUT, THE HOUSE RETAINS MUCH OF ITS ORIGINAL CHARM AND GRANDEUR, WHILST STILL HAVING ROOM FOR THE NEW OWNERS TO MAKE IMPROVEMENTS AND TO MODERNISE.

The house is approached via a sweeping tree lined driveway, and sits elegantly in land approaching 15 acres. The land is a site of special scientific interest (SSSI) due to the presence of extremely rare green-winged orchids (Orchis Morio).

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Aston Crews. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.









The property is accessed via a part glazed wooden door into:

### **ENTRANCE HALL**

**21'0 x 10'4 (6.40m x 3.15m)**

Parquet flooring, radiator, power points, character features to include dado rail with original coving, inset ceiling spotlights, vaulted staircase leading up to the first floor landing, front aspect bay window with triple aspect windows.

### **DINING ROOM**

**17'9 x 16'0 (5.41m x 4.88m)**

Wooden parquet flooring, fireplace with inset log burner, radiators, power points, original features with dado rail, coving, ceiling rose, front aspect window, side aspect bay window with lovely views out across the land, door giving access out to the garden.

### **SITTING ROOM**

**17'9 x 16'11 (5.41m x 5.16m)**

Feature fireplace with inset log burner, wonderful marble surround mantle, radiators, power points, telephone point, original coving, rear aspect window, part glazed wooden door leading to conservatory, side aspect bay window giving lovely views out across the grounds with a door giving access to the garden.

### **KITCHEN**

**22'3 x 16'1 (6.78m x 4.90m)**

Amtico flooring, range of base, wall and drawer mounted units, marble worksurfaces, double Belfast sink with mixer tap above, integrated appliances to include double ovens, Miele dishwasher, gas-fired Aga, gas hob, radiator, inset ceiling spotlights, space for farmhouse style table and chairs, rear aspect window looking down across the land, door to Orangery.

### **PANTRY**

**8'4 x 4'2 (2.54m x 1.27m)**

Side aspect window, shelving to both sides, continuation of Amtico floor.

### **ORANGERY**

**22'4 x 14'1 (6.81m x 4.29m)**

Accessed from the kitchen, lovely flagstone flooring with steps down into the main seating area, high wooden vaulted ceilings, lovely raised plant bed with cottage plants, adding real character to the room, radiators, panoramic windows all the way round looking right across the grounds, door out on to patio.





## SNUG

17'6 x 11'5 (5.33m x 3.48m)

Lovely open fireplace, radiator, built-in bookcases, rear aspect bay window looking out to the gardens.

## UTILITY

8'11 x 8'1 (2.72m x 2.46m)

Amtico flooring, gas-fired boiler, space and plumbing for washing machine and tumble dryer, base and wall mounted units, single bowl double drainer stainless steel sink unit, power points, part tiled walls, side aspect window.

## REAR HALL

Radiator, Amtico flooring, inset ceiling spotlights, front aspect window, side aspect glazed door leading out to the front drive.

## CLOAKROOM

Hardwood flooring, WC, wall mounted wash hand basin with tiled splashback, front aspect window.

## BOOT ROOM

8'1 x 5'9 (2.46m x 1.75m)

Space for extra fridges and freezers, plenty of hanging space for coats and boots, front and side aspect windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO:

## GALLERIED LANDING

Radiator, power points, inset ceiling spotlights, door to airing cupboard, side aspect window.

## BEDROOM 1

16'4 x 14'1 (4.98m x 4.29m)

Radiators, power points, array of built-in wardrobes and furniture, which includes four double wardrobes, dressing table, bedside tables, further chest of drawer storage with display cabinet above and television cupboard, original picture rails, front and side aspect windows.

## EN-SUITE

10'03 x 6'11 (3.12m x 2.11m)

Suite comprising of panelled bath, separate shower unit, wash hand basin, low-level WC, heated towel rail, fully tiled walls, picture rails, inset ceiling spotlights, radiator, side aspect window.

## BEDROOM 2

16'11 x 14'1 (5.16m x 4.29m)

Feature fireplace, radiators, power points, pedestal wash hand basin in the corner, original picture rails, side and rear aspect windows, door to built-in walk in wardrobe.

## BATHROOM

9'08 x 6'05 (2.95m x 1.96m)

Panelled bath, low-level WC, pedestal wash hand basin, radiator, part tiled walls, separate shower unit, heated towel rail, inset ceiling spotlights, rear aspect window.











### **BEDROOM 3**

**19'3 x 12'2 (5.87m x 3.71m)**

Radiator, power points, access to loft space, rear aspect window. Door to:

### **EN-SUITE**

**8'03 x 6'06 (2.51m x 1.98m)**

Corner shower unit, low-level WC, vanity wash hand basin, radiator, heated towel rail, inset ceiling spotlights, front aspect window.

### **BEDROOM 4**

**12'11 x 10'11 (3.94m x 3.33m)**

Radiator, power points, pedestal wash hand basin in the corner, picture rails, access to loft space, rear aspect window.

### **OUTSIDE**

From the lane, double wooden gates give access onto a tree lined driveway which leads up to the large parking area for the property and a large turning circle. From the parking area, this in turn leads to:

### **DOUBLE CARPORT**

**19'10 x 19'4 (6.05m x 5.89m)**

In need of renovation / re-building.

### **DETACHED OUTBUILDING / WORKSHOP**

**31'6 x 14'9 (9.60m x 4.50m)**

The grounds measure just under 15 acres in total which is split into a 10 acre hay meadow and a further 4 acre hay meadow. The 14 acres of hay meadow is allocated as a site of special scientific interest (SSSI) which restricts its usage. Care needs to be taken with how the land is managed, it cannot be ploughed or planted or have animals, except being grazed from approximately mid July to February each year. The house then sits in approximately an acre of formal gardens which wrap around the property and include a large west facing patio seating area. The acre of gardens then lead down to a further woodland and orchard area of approximately 0.7 acre. Neither the gardens nor woodland make up part of the SSSI.

The hay meadows are special due to the presence of green-winged orchid *Orchis morio*. They are considered the finest known example of this type of habitat surviving in Herefordshire. The meadow has a rich and varied flora. Typical plants include yellow rattle *Rhinanthus minor*, lesser knapweed *Centaurea nigra*, ox-eye daisy *Leucanthemum vulgare* and lady's bedstraw *Galium verum*. Adder's-tongue *Ophioglossum vulgatum*, a local species and an indicator of ancient grassland, is also present. Green-winged orchids occur in large numbers as does the common-spotted orchid *Dactylorhiza fuchsii*. The meadows are bordered by species-rich hedgerows and at the far side, Ell Brook.

There is a £1,000 maintenance grant available from the Rural Payments Agency under the Countryside Stewardship Scheme.

More information about the SSSI can be found at:

[https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?](https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1004216&SiteName=aston%20ingham%20meadows&countyCoc)

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## SERVICES

Mains water, gas and electric. Septic tank drainage.

## WATER RATES

Welsh Water.

## LOCAL AUTHORITY

Council Tax Band: G  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Newent office proceed along the High Street to the traffic lights and turn left along the B4221 to Kilcot. Upon reaching Kilcot crossroads, turn left onto the B4224 towards Aston Ingham. Continue through the village where the property can be found on the right hand side before you reach Aston Ingham Bowls Club.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).













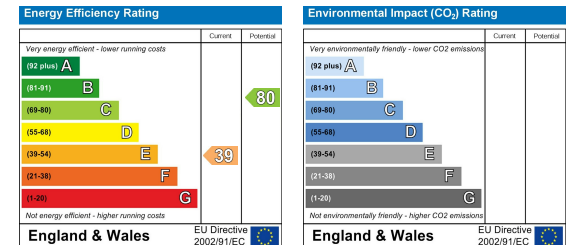
Woodground, Aston Ingham, Ross-on-Wye  
 Approximate Gross Internal Area  
 Main House = 280 Sq M/3014 Sq Ft  
 Outbuilding = 43 Sq M/463 Sq Ft  
 Total = 323 Sq M/3477 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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