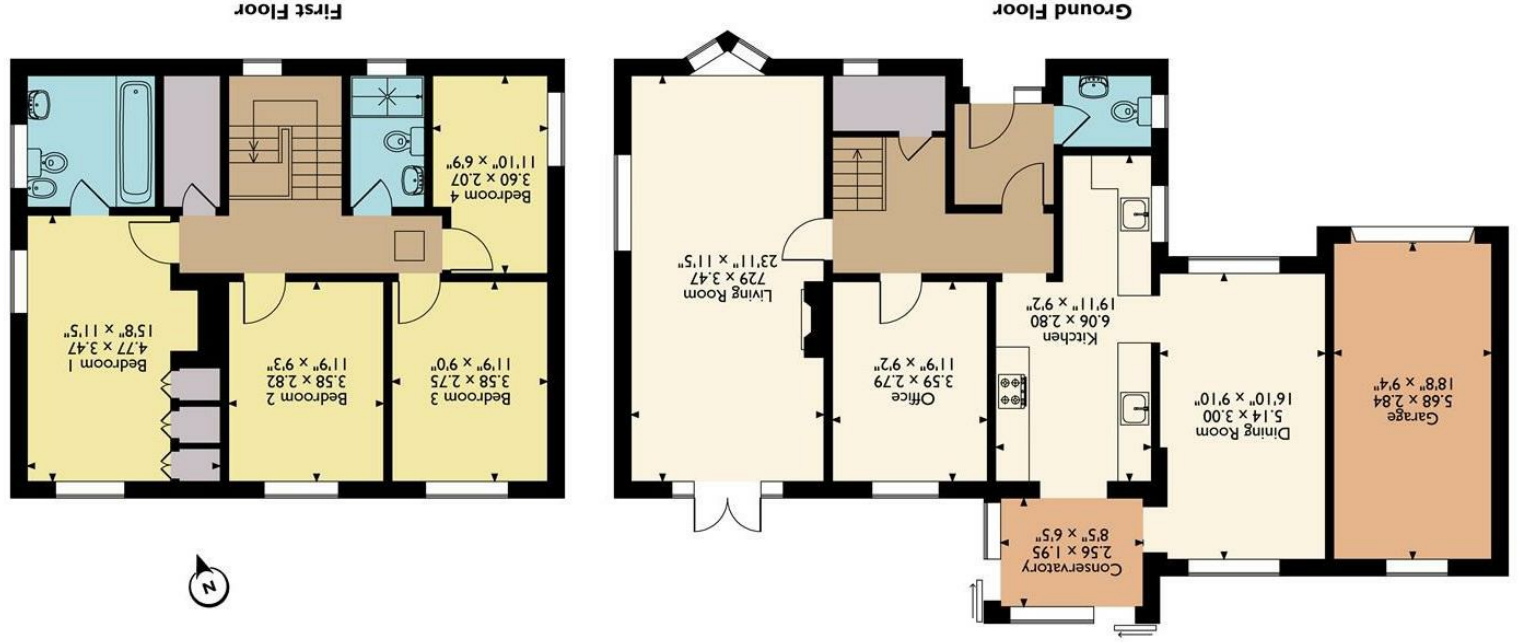
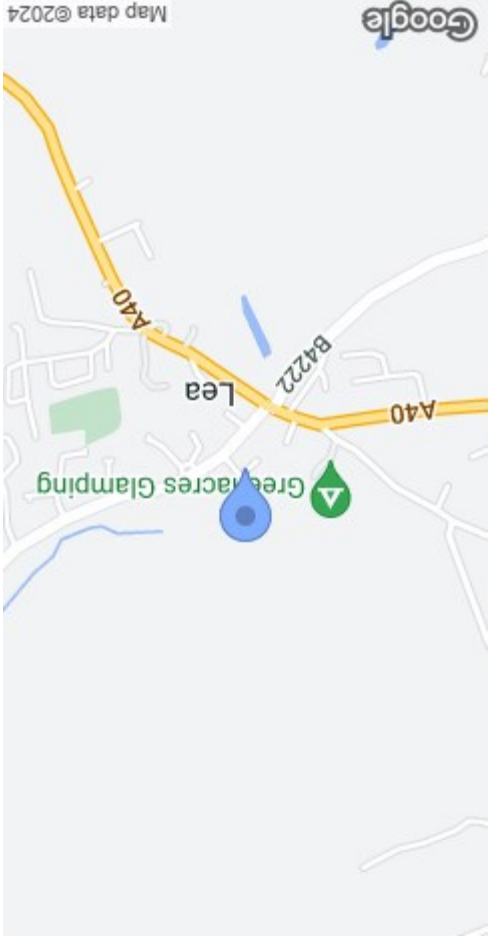




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (1-10) Green B (11-20) Yellow C (21-30) Orange D (31-40) Red-Orange E (41-50) Red F (51-60) Dark Red G (61-70) Black



1 Millbrook Gardens, Lea, Ross-on-Wye  
 Approximate Gross Internal Area  
 Main House = 158 Sq M/1701 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 174 Sq M/1873 Sq Ft



1 Millbrook Gardens  
 Lea, Ross-On-Wye HR9 7LA

## Guide Price £485,000

A FOUR BEDROOM DETACHED FAMILY HOME with THREE RECEPTIONS, MASTER EN-SUITE, SOUTH EAST FACING GARDENS measuring 75' x 50' with the WHOLE PLOT APPROXIMATELY 1/5TH OF AN ACRE, GARAGE and OFF ROAD PARKING situated in QUIET CUL-DE-SAC LOCATION.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via part glazed door through to:

### ENTRANCE HALL

Veneered oak flooring, single radiator.

### CLOAKROOM

White suite comprising of close coupled WC, pedestal wash hand basin and tiled splashback, oak flooring, single radiator, side aspect frosted window.

### HALLWAY

Under stairs storage space, stairs to the first floor.

### LIVING ROOM

23'11 x 11'05 (7.29m x 3.48m)

Open fireplace, raised hearth, mantle over, two single radiators, side and front aspect windows, UPVC double glazed French doors through to the south east facing private rear garden.

### OFFICE/SNUG

11'09 x 9'02 (3.58m x 2.79m)

Newly fitted carpet, double radiator, rear aspect window.

### KITCHEN

19'11 x 9'02 (6.07m x 2.79m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, space for cooker, plumbing for dishwasher.

### UTILITY AREA

Sink unit with mixer tap, cupboard under, range of base and wall mounted units, plumbing for washing machine, space for tumble dryer, side aspect window.

An archway from the kitchen leads to:

### CONSERVATORY

8'05 x 6'05 (2.57m x 1.96m)

UPVC sliding patio doors, one to the side and one to the rear.

### DINING ROOM (formerly part of the garage)

16'10 x 9'10 (5.13m x 3.00m)

Double and single radiators, front and rear aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR (HALF LANDING WITH FRONT ASPECT WINDOW).

### LANDING

Single radiator, access to roof space, door to large walk-in airing cupboard with lagged hot water tank and ample slatted shelving.

### BEDROOM 1

15'08 x 11'05 (4.78m x 3.48m)

Range of fitted wardrobes (three doubles with hanging rail), single radiator, side and rear aspect windows with the rear having a private outlook over the gardens.

### EN-SUITE

7'8 x 7'6 (2.34m x 2.29m)

Fitted jacuzzi bath, shower over, tiled surround, pedestal wash hand basin, close coupled WC, bidet, single radiator, side aspect frosted window.

### BEDROOM 2

11'09 x 9'03 (3.58m x 2.82m)

Single radiator, rear aspect window.

### BEDROOM 3

11'09 x 9'00 (3.58m x 2.74m)

Single radiator, rear aspect window with a private outlook over the south east facing garden.

### BEDROOM 4

11'10 x 6'09 (3.61m x 2.06m)

Single radiator, side aspect window.

### SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, mirror over, single radiator, front aspect frosted window.

### OUTSIDE

A tarmac driveway, suitable for the parking of four to five vehicles, leads through to:

### DETACHED SINGLE GARAGE

18'8 x 9'4 (5.69m x 2.84m)

Accessed via up and over door, power and lighting, oil-fired central heating and domestic hot water boiler, loft storage over, rear aspect frosted window.

To the front of the property, there is a flower border, outside lighting and outside tap. A gated side access leads through to the rear of the property where there is a good sized paved patio area / pathway running the full length of the house, outside lighting, outside tap, large lawned area, flower borders with various mature shrubs, bushes and trees, fencing and hedging surround with a stream boundary to the end. The stream does form part of the garden. The south east facing private enclosed rear garden measures 75' x 50' approximately.

### SERVICES

Mains water, electric and drainage. Oil-fired heating.

Standard broadband is available at the property with a speed of approximately 20Mbs.

### WATER RATES

Welsh Water - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E  
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, proceed along the B4221 towards Ross-on-Wye, into the village of Kilcot, turning left where signposted Lea and Mitcheldean. Follow the road along, through Aston Ingham, until reaching a turning right signposted Aston Crews. Turn right here and proceed along, past The Penny Farthing, and follow the lane along into the village of Lea where Millbrook Gardens can be found on the right hand side.

### PROPERTY SURVEYS

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