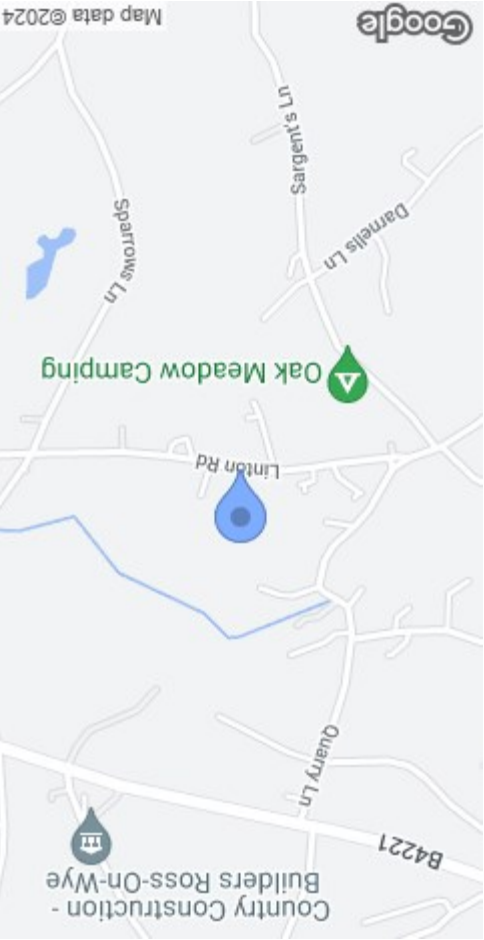




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102-149) Green B (149-173) Yellow-Green C (173-202) Yellow D (202-239) Orange E (239-275) Red-Orange F (275-312) Red G (312-350) Dark Red



Plot 1 @ Chancery Cottage
 Gorsley, Ross-On-Wye HR9 7SH

£850,000

An exciting opportunity to acquire an IMPRESSIVE FOUR BEDROOM DETACHED NEW BUILD PROPERTY standing in excess of 2,000 SQUARE FEET and benefits TWO EN-SUITE BEDROOMS, LARGE 8 METRE KITCHEN / DINER / FAMILY ROOM with doors opening out to the gardens, ECO CREDENTIALS to include AIR SOURCE HEAT PUMP providing underfloor heating to the ground floor, SOLAR PANELS, finished to a HIGH SPECIFICATION and occupying a HIGHLY SOUGHT AFTER VILLAGE LOCATION on a SELECT DEVELOPMENT.

Gorsley offers amenities to include primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

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

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Oak framed canopy entrance porch leads to front door, giving access to:

ENTRANCE HALL

16'1 x 10'5 (4.90m x 3.18m)

Porcelain tiled floor, under stairs storage cupboard, turning staircase leading off, inset spotlighting, front aspect window.

LOUNGE

15'9 x 13'7 (4.80m x 4.14m)

Engineered oak flooring with underfloor heating, brick fireplace lined for a log burner, front aspect window.

KITCHEN / DINER / FAMILY ROOM

26'6 x 16'1 (8.08m x 4.90m)

Two tone olive kitchen with quartz worktops and splashbacks, base and wall mounted units, built-in sink unit with Quooker tap, integrated appliances to include AEG double oven, AEG fridge / freezer, AEG dishwasher, built-in larder cupboard, sliding bin drawer, central island with AEG five ring induction hob with built-in power points, overhead extraction system with inset spotlighting, porcelain tiled floor, side aspect windows, two sets of rear aspect French doors to patio and gardens.

STUDY

11'1 x 10'0 (3.38m x 3.05m)

Engineered oak flooring, network points, rear aspect French doors leading to the gardens.

CLOAKROOM

6'4 x 4'5 (1.93m x 1.35m)

WC, vanity wash hand basin, mixer tap and cupboards below, porcelain tiled floor, extractor fan.

UTILITY

10'7 x 6'5 (3.23m x 1.96m)

Base and wall mounted units with laminated worktops and splashbacks, single drainer sink unit, space for washing machine and tumble dryer, porcelain tiled floor, front aspect window. Personal door leading to the garage.

FROM THE ENTRANCE HALL, WOODEN TURNING STAIRCASE WITH GLASS BALUSTRADE LEADS TO THE FIRST FLOOR.

LANDING

Single radiator, access to roof space, door to storage cupboard.

BEDROOM 1

17'2 x 12'8 (5.23m x 3.86m)

Two single radiators, TV network point, two rear aspect windows offering pleasant views over the surrounding countryside. Door to:

EN-SUITE

9'4 x 6'4 (2.84m x 1.93m)

Large walk-in double shower cubicle with built-in detachable hand shower and overhead shower, glazed screen, tiled splashbacks, wood laminate flooring, built-in WC with storage units, large vanity wash hand basin with mixer tap and cupboards, single radiator, chrome heated towel rail, rear aspect Velux roof light.

BEDROOM 2

13'9 narrowing to 11'1 x 10'2 (4.19m narrowing to 3.38m x 3.10m)

TV coax point, single radiator, front aspect window.

EN-SUITE

6'4 x 5'8 (1.93m x 1.73m)

Corner shower cubicle, built-in detachable overhead shower, WC, vanity wash hand basin with mixer tap and cupboards below, wood laminate floor, laminate splashbacks, chrome heated towel rail, inset spotlighting, extractor fan.

BEDROOM 3

12'7 x 12'8 (3.84m x 3.86m)

TV coax point, single radiator, side and rear aspect windows offering a pleasant outlook.

BEDROOM 4

14'0 x 12'7 max (4.27m x 3.84m max)

Single radiator, TV coax point, front aspect window.

BATHROOM

13'3 x 6'5 (4.04m x 1.96m)

Panelled bath with mixer tap, built-in detachable and overhead shower, built-in WC with cupboards surround, vanity wash hand basin unit with mixer tap, cupboards below, laminate flooring, single radiator, chrome heated towel rail, inset spotlighting, extractor fan, front aspect window.

OUTSIDE

A driveway and off road parking area for three vehicles, leads to the attached

garage.

The side and rear gardens have slabbed and lawned areas and are enclosed by fencing. The landscaping to the gardens will be completed shortly.

GARAGE

16'9 x 12'2 (5.11m x 3.71m)

Power and lighting, consumer unit, half glazed back door to the gardens.

SERVICES

The property will have mains water and electricity, private drainage. Solar panels.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: TBC
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 our Newent office, take the B4221 towards Ross on Wye, passing Gorsley church on the left hand side and take the second left into Sterrys Lane. Turn right onto Linton Road where the property can be located on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

