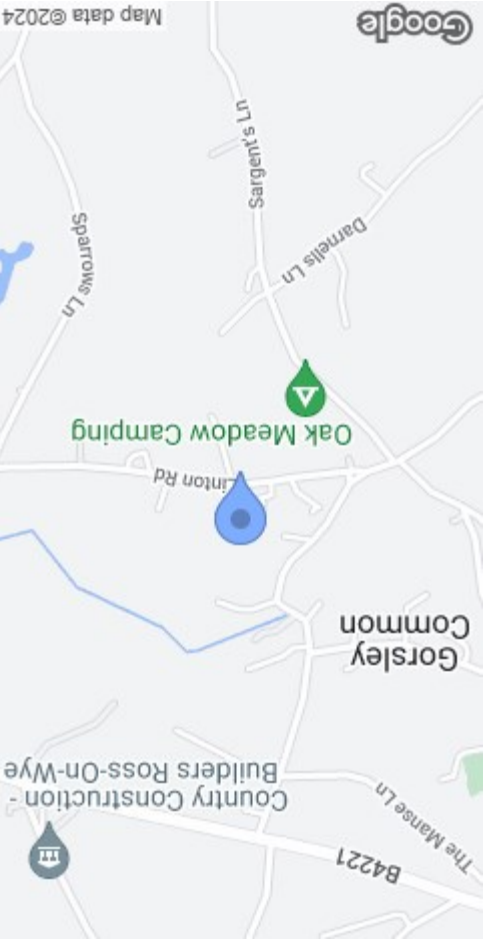




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
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Plot 2 at Chancery Cottage
 Gorsley, Ross-On-Wye HR9 7SH

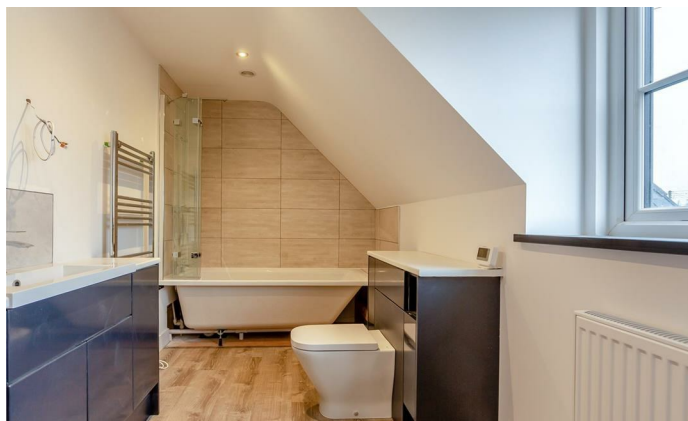
£850,000

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.



All room measurements listed below are approximate.

ENTRANCE HALL

LOUNGE

16'8" x 14'5" (5.08m x 4.39m)

KITCHEN/DINER

26'4" x 16'1" (8.04 x 4.91m)

STUDY

11'2" x 11'10" (3.40m x 3.61m)

CLOAKROOM

6'10" x 4'6" (2.08m x 1.37m)

UTILITY

10'2" x 6'10" (3.10m x 2.08m)

GARAGE

19'4" x 13'5" (5.89m x 4.09m)

BEDROOM 1

16'4" x 12'11" (4.98m x 3.94m)

EN-SUITE

9'11" x 6'6" (3.02m x 1.98m)

BEDROOM 2

13'1" x 10'4" (3.99m x 3.15m)

EN-SUITE

6'6" x 5'5" (1.98m x 1.65m)

BEDROOM 3

13'1" x 12'9" (3.99m x 3.89m)

BEDROOM 4

12'11" x 12'9" (3.94m x 3.89m)

BATHROOM

13'1" x 6'6" (3.99m x 1.98m)

OUTSIDE

There will be parking and a garden.

SERVICES

The property will have mains water and electricity. Septic tank 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.

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.

