



**1 The Brambles**  
Lea, Ross-On-Wye HR9 7SY



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 1 The Brambles

Guide Price £625,000

## Lea, Ross-On-Wye HR9 7SY

**A SPACIOUS FIVE DOUBLE BEDROOM DETACHED FAMILY HOME with a BEAUTIFUL CONTEMPORARY FINISH THROUGHOUT, MASTER EN-SUITE, OPEN PLAN KITCHEN / BREAKFAST / DINING ROOM, SEPARATE LIVING ROOM, MATURE GARDENS, DOUBLE INTEGRAL GARAGE situated on an EXECUTIVE DEVELOPMENT in the POPULAR VILLAGE OF LEA, all being offered with NO ONWARD CHAIN.**

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.



Enter the property via double glazed front door with double glazed side panel into:

### **ENTRANCE HALL**

**10'8 x 7'2 (3.25m x 2.18m)**

Double radiator, tiled flooring, turning staircase leading off, feature glass balustrade, glazed doors leading off, thermostat control.

### **CLOAKROOM**

**6'6 x 3'6 (1.98m x 1.07m)**

Contemporary two piece suite comprising built-in WC with vanity wash hand basin, mixer tap and cupboards, single radiator, tiled floor, side aspect frosted window.

### **LOUNGE**

**20'0 x 12'0 (6.10m x 3.66m)**

Feature brick fireplace with inset contemporary electric fire with slate hearth, TV point, two double radiators, coved ceiling, front and side aspect window with fitted shutters, rear aspect bi-fold doors to patio and gardens, glazed French doors to:

### **BREAKFAST / DINING ROOM**

**12'4 x 16'2 narrowing to 13'0 (3.76m x 4.93m narrowing to 3.96m)**

Door to under stairs storage cupboard, tiled floor, modern panelled radiator, thermostat controls, rear aspect double opening French doors to the gardens. Opening to:

### **KITCHEN**

**18'6 x 12'0 (5.64m x 3.66m)**

Contemporary kitchen comprising of a range of base and wall mounted units with quartz worktops, glazed splashbacks, feature central island with integrated appliances to include Smeg range cooker, Smeg microwave, Smeg five ring induction hob, extractor fan over, space for American fridge / freezer, integrated dishwasher, double drainer stainless steel sink unit with mixer tap and purified water tap, thermostat control, tiled floor, electric radiator, TV point, under unit and ceiling downlighters, side aspect window, rear aspect bi-fold doors opening out to the patio and gardens.





## UTILITY

**11'9" x 4'8" (3.58m x 1.42m)**

Stainless steel sink unit, base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, single radiator, tiled floor, half glazed door to the side of the property, personal door into:

## DOUBLE GARAGE

**16'0" x 15'5" (4.88m x 4.70m)**

Accessed to the front via up and over door, power and lighting, LPG boiler supplying the hot water and central heating, thermostat control, side aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR LANDING WITH FEATURE GLASS BALUSTRADE.

## LANDING

Single radiator, access to roof space, thermostat controls, door to airing cupboard with lagged hot water tank, slatted shelving and storage space.

## MASTER BEDROOM

**14'0" x 14'0" max into triple wardrobe recess (4.27m x 4.29m max into triple wardrobe recess)**

Single radiator, rear aspect window offering pleasant views over the gardens and towards surrounding fields and countryside.

## EN-SUITE

**8'5" x 5'6" (2.57m x 1.68m )**

Wood panel bath with mixer tap and shower attachment, pedestal wash hand basin, WC, single radiator, side aspect frosted window.

## BEDROOM 2

**19'5" x 16'0" max into quadruple wardrobe recess (5.94m x 4.88m max into quadruple wardrobe recess)**

Access to roof space, double radiator, front and side aspect windows with fitted shutters offering lovely views over the surrounding countryside.

## BEDROOM 3

**14'0" x 8'8" into single wardrobe recess (4.27m x 2.64m into single wardrobe recess)**

Single radiator, front aspect window offering lovely views.

## **BEDROOM 4**

**12'0 max x 11'0 into double wardrobe recess (3.66m max x 3.35m into double wardrobe recess)**

Single radiator, rear aspect window offering views over surrounding fields and countryside.

## **BEDROOM 5**

**10'0 x 9'5 (3.05m x 2.87m)**

Additional recess housing built-in single wardrobe, single radiator, rear aspect window offering lovely views over the surrounding fields and countryside.

## **BATHROOM**

**10'2 x 7'2 (3.10m x 2.18m)**

Modern suite comprising of a walk-in double shower cubicle with inset overhead and detachable hand shower, laminate splashbacks, large vanity wash hand basin with mixer tap and cupboards below, large mirror with centre light, built-in WC with surrounding built-in cupboards, chrome heated towel rail, inset spotlighting, front aspect frosted window.

## **OUTSIDE**

To the front of the property, a block paved driveway provides off road parking for at least four vehicles with front gardens laid to lawn which in turn leads to the integral double garage. A gated side access leads to the rear gardens which measure approximately 50' x 50' and features a large tiled seating area creating a contemporary indoor / outdoor space from the kitchen / dining / family room, offering an excellent area for entertaining. The mature gardens are laid to lawn with planted borders surrounding featuring an array of flowers, shrubs and bushes. To the rear of the garden is the LPG tank, large wooden storage shed and raised decked seating area with further mature trees offering shelter and privacy. The rear gardens are enclosed by wood panel fencing and have outside lighting.

## **AGENT'S NOTE**

Probate is yet to be applied for but expected to be applied for in May / June 2024.

## **SERVICES**

Mains water, electricity and drainage. LPG heating.





## WATER RATES

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

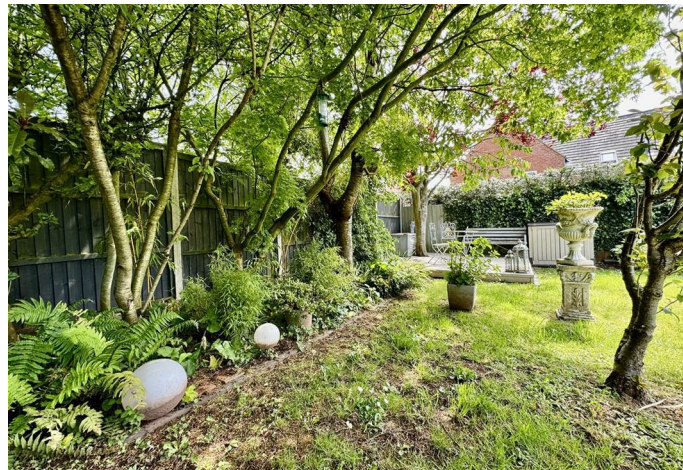
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Aston Ingham, continue into the village of Lea. Turn right at the traffic lights, passing the garage, continue along this road and turn right into The Brambles where the property can be located.

## PROPERTY SURVEYS

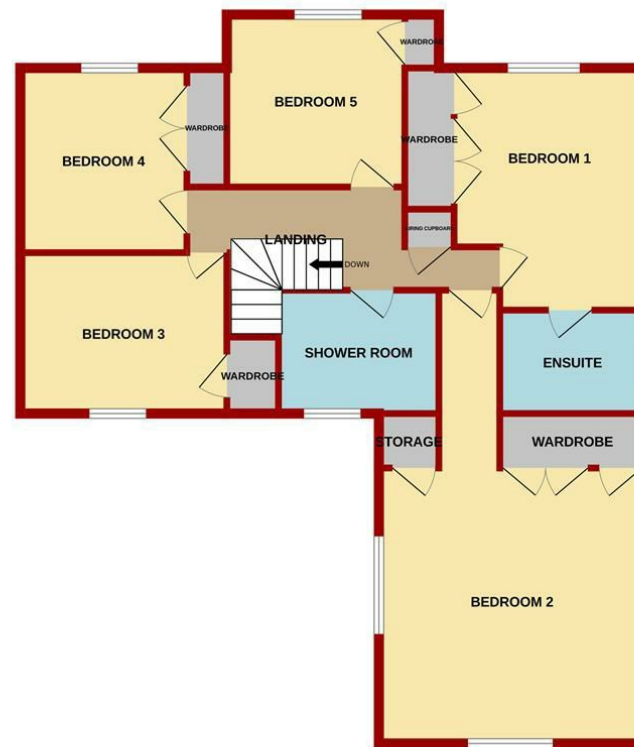
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



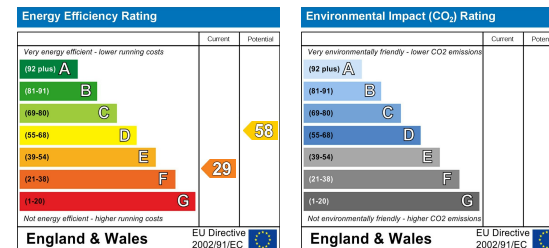
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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.





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys