



**Suffolk House**  
Gorsley, Ross-on-Wye HR9 7SJ

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Suffolk House

Guide Price £659,995

## Gorsley, Ross-on-Wye HR9 7SJ

**A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE, having MASTER EN-SUITE, THREE RECEPTIONS, DETACHED DOUBLE GARAGE and OFF ROAD PARKING, PRIVATE ENCLOSED GARDENS situated in the SOUGHT AFTER VILLAGE LOCATION OF GORSLEY, all within EASY WALKING DISTANCE OF THE SHOP / POST OFFICE, PUBLIC HOUSE and SCHOOL.**

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.





Entrance via solid wooden door with double glazed wooden windows either side into:

### ENTRANCE HALL

Marble flooring, radiator, power points, inset ceiling lights, stairs to the first floor.

### KITCHEN

**15'7 x 15'7 (4.75m x 4.75m)**

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, Rangemaster electric cooker with double oven, grill and five ring induction hob, extractor fan over, space for table and chairs, space for American style fridge / freezer, inset ceiling lights, exposed brick wall, radiator, telephone point, power points, wooden door giving access to a good sized under stairs storage cupboard / pantry, front and side aspect UPVC double glazed wood effect windows. Opening into:

### DINING AREA

**14'11 x 10'4 (4.55m x 3.15m)**

Oak flooring, two radiators, power points, exposed brick walls, three rear aspect wood effect UPVC double glazed windows, triple glazed UPVC wood effect double glazed door leading to the rear garden.

### LOUNGE

**23'7 x 13'8 (7.19m x 4.17m)**

Three radiators, power points, television point, electric fire with granite surround, inset ceiling lights, UPVC double glazed wood effect triple aspect windows to the front, side and rear.

### STUDY

**14'5 x 9'1 (4.39m x 2.77m)**

Radiator, power points, inset ceiling spotlights, two rear aspect wood effect double glazed windows.

### CLOAKROOM

Close coupled WC, vanity wash hand basin with cupboards below, mixer tap over, radiator, tiled flooring, partly tiled walls, inset ceiling light, front aspect frosted UPVC wood effect double glazed window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.







## LANDING

Radiator, power points, double wooden doors giving access into large airing / storage cupboard, front aspect double glazed UPVC wood effect window.

## BEDROOM 1

**13'7 x 10'1 (4.14m x 3.07m)**

Radiator, power points, inset ceiling lights, three built-in double wardrobes with hanging space and shelving, side and rear aspect UPVC wood effect double glazed windows. Door into:

## EN-SUITE

Corner walk-in shower cubicle, low-level WC, vanity wash hand basin with cupboards below, mixer tap over, fully tiled walls, tiled flooring, inset ceiling lights, side aspect frosted UPVC wood effect double glazed window.

## BEDROOM 2

**15'6 x 9'0 (4.72m x 2.74m)**

Radiator, power points, inset ceiling lights, built-in large sliding wardrobes with hanging space and shelving, side and rear aspect wood effect UPVC double glazed windows.

## BEDROOM 3

**8'7 x 8'3 (2.62m x 2.51m)**

Radiator, power points, inset ceiling lights, door giving access to wardrobe space, rear aspect wood effect UPVC double glazed window.

## BEDROOM 4

**13'7 x 6'11 (4.14m x 2.11m)**

Radiator, power points, inset ceiling lights, three built-in double wardrobes, built-in drawers, hanging space and shelving, front aspect UPVC wood effect double glazed window.

## BATHROOM

White suite comprising of 'his' and 'her's' sinks with drawers below, P-shaped bath with shower attachment over, low-level WC, wall mounted cabinet, inset ceiling lights, fully tiled walls, tiled flooring, rear aspect UPVC wood effect double glazed window.





## OUTSIDE

The property is accessed via double wrought iron gates which open through onto the tarmacadam driveway, suitable for the off road parking of several vehicles and in turn leading to:

## DOUBLE GARAGE

17'8 x 6'8 (5.38m x 2.03m)

Power and lighting, accessed via up and over door.

There is a lawned area to the front with flower borders, rockeries, hedging surround with open access to the left hand side and gated access to the right hand side which leads to the rear garden. The rear garden is predominantly laid to lawn with flower beds containing a variety of shrubs, plants and trees, various seating areas, decked area with hot tub, oil tank, small greenhouse, Worcester oil-fired boiler, enclosed by hedging and is very private.

## SERVICES

Mains water and electric, septic tank, oil-fired 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 Newent, proceed along the B4215 towards Ross-On-Wye, passing the Kilcot Inn Public House on your right hand side. Continue along this road for approximately two miles, turning left into Quarry Lane, where the property can be located after a short distance 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).





Suffolk House, Gorsley, Ross-on-Wye, Herefordshire  
 Approximate Gross Internal Area  
 Main House = 156 Sq M/1679 Sq Ft  
 Garage = 27 Sq M/291 Sq Ft  
 Total = 183 Sq M/1970 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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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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		59	72

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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