



**Meadow Barn The Orles**  
Aston Ingham, Ross-on-Wye HR9 7LS



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £599,995

A FOUR DOUBLE BEDROOM EXECUTIVE STYLE DETACHED HOUSE BUILT TO AN EXTREMELY HIGH SPECIFICATION with SPACIOUS ACCOMMODATION OF APPROX 2,500 SQ FT with WRAP AROUND GARDENS, VIEWS TO THE SURROUNDING COUNTRYSIDE, OFF ROAD PARKING and INTEGRAL GARAGE situated in an EDGE OF VILLAGE LOCATION.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Aston Crews. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.







The property is accessed via a solid wooden door into:

### ENTRANCE HALL

12'10 x 6'09 (3.91m x 2.06m)

Tiled flooring, power points, oak and glass staircase leading up to the landing, door leading to internal garage, front aspect double glazed aluminium window, door to:

### KITCHEN / FAMILY / DINING ROOM

32'09 x 19'06 (9.98m x 5.94m)

Kitchen area with tiled flooring, kitchen island, base, wall and drawer mounted units, moulded Corinium work tops, a range of appliances to include five ring gas hob with an extractor fan above, double oven and combi microwave, integral dishwasher, wine cooler, stainless steel sink unit with mixer tap above and drainer to the side, power points, appliance points, inset ceiling spot lights, bi-fold doors leading out to the patio area, side aspect double glazed aluminium windows.

The family / dining room has engineered oak flooring, power points, inset ceiling spot lights, bi-fold doors out to the garden, front aspect double glazed aluminium windows.

### LIVING ROOM

19'03 x 16'06 (5.87m x 5.03m)

Engineered oak flooring, feature log burner on a slate hearth, power points, television point, inset ceiling spot lights, lovely vaulted ceiling with exposed beams, Velux roof light, two front aspect double glazed aluminium windows, rear aspect bi-fold doors leading out to the patio.

### UTILITY

11'10 x 9'09 (3.61m x 2.97m)

Tiled flooring, base mounted units with moulded worktops, stainless steel sink unit with mixer tap above, space and plumbing for washing machine, built-in floor to ceiling cupboards, inset ceiling spot lights, side aspect double glazed aluminium window.

### CLOAKROOM

Wall mounted wash hand basin, WC, side aspect double glazed frosted aluminium window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE GALLERIED LANDING.

### LANDING

Power points, Velux roof light, exposed beams, inset ceiling spot lights, side aspect double glazed aluminium window.

### MASTER BEDROOM

19'02 x 12'10 (5.84m x 3.91m)

Radiators, power points, television point, inset ceiling spot lights, Velux roof light, rear aspect double glazed aluminium window offering lovely views.

### EN-SUITE

8'02 x 5'07 (2.49m x 1.70m)

Tiled flooring, part tiled walls, suite comprising of corner shower unit enclosed by tiling with shower off the mains, low-level WC, vanity wash hand basin, built-in storage cupboards, heated towel rail, large mirror, exposed beam.

### BEDROOM 2

13'03 x 12'04 (4.04m x 3.76m)

Radiator, power points, exposed beams, inset ceiling spot lights, Velux roof light, side aspect double glazed aluminium window.

### EN-SUITE

8'06 x 5'02 (2.59m x 1.57m)

Tiled flooring, part tiled walls, double shower unit with shower off the mains, low-level WC, vanity wash hand basin, built-in storage cupboards, large mirror, Velux roof light, inset ceiling spot lights, exposed beam.

### BEDROOM 3

14'08 x 11'02 (4.47m x 3.40m)

Radiator, power points, vaulted ceiling, exposed beams, inset ceiling spot lights, front aspect double glazed aluminium window.

### BEDROOM 4

14'07 x 7'09 (4.45m x 2.36m)

Radiator, power points, television point, inset ceiling spot lights, vaulted ceilings, exposed beams, rear aspect double glazed aluminium window.

### BATHROOM

Tiled flooring, part tiled walls, suite comprising of corner shower unit enclosed by tiling, panelled bath, low-level WC, vanity wash hand basin, built-in storage cupboards, inset ceiling spot lights, exposed beam, heated towel rail, Velux roof light.

### OUTSIDE

The property has a block paved driveway suitable for the parking of numerous vehicles which in turn leads to the integral garage.

### INTEGRAL GARAGE

19'02 x 11'07 (5.84m x 3.53m)

Power points, central heating boiler and tank, inset ceiling spot lights, side aspect double glazed aluminium window, double doors out to the driveway.

The gardens wrap around the property and offer a blank canvas for those wishing to create their own structure and landscaping and have countryside views.

### SERVICES

Mains water, gas and electric, septic tank. The property also benefits from under floor heating to the ground floor.

### WATER RATES

Welsh Water - to be advised.

### LOCAL AUTHORITY

Council Tax Band: TBC  
Herefordshire Council

### 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 office proceed along the High Street to the traffic lights and turn left along the B4221 to Kilcot. Upon reaching Kilcot crossroads, turn left onto the B4224 towards Aston Ingham. The property can be found on the left hand side in the village adjacent to Aston Ingham Bowls Club.

### PROPERTY SURVEYS

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



**Meadow Barn, The Orles,  
Aston Ingham, Ross-on-Wye**  
Approximate Gross Internal Area  
Main House = 2299 Sq Ft/214 Sq M  
Garage = 225 Sq Ft/21 Sq M



First Floor



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
⊞ denotes restricted head height.  
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Google

Map data ©2024

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			
		83	88
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

**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.



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