



2 The Laines  
Gorsley, Ross-On-Wye HR9 7FH



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## 2 The Laines

Guide Price £685,000

### Gorsley, Ross-On-Wye HR9 7FH

**An EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME having TWO EN-SUITES, OPEN PLAN KITCHEN / DINING / FAMILY ROOM, SEPARATE LOUNGE, STUDY, DOUBLE INTEGRAL GARAGE and OFF ROAD PARKING, situated in the SOUGHT AFTER VILLAGE OF GORSLEY.**

Gorsley offers amenities to include a Post Office / shop with coffee house, 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.





Enter the property via double glazed front door into:

### **ENTRANCE HALL**

**16'0 x 8'8 (4.88m x 2.64m)**

Wood laminate flooring, two radiators, alarm control pad, thermostat control, telephone point, stairs to the first floor, under stairs storage cupboard.

### **CLOAKROOM**

**6'2 x 3'3 (1.88m x 0.99m)**

White WC, pedestal wash hand basin, laminate flooring, tiled splashbacks, side aspect frosted window.

### **KITCHEN / DINING / FAMILY ROOM**

**31'4 x 29'6 max (9.55m x 8.99m max)**

Modern kitchen comprising of a range of base and wall mounted units with stone worktops, tiled splashbacks, central island, integrated NEFF double oven, four ring induction hob, extractor fan over, integrated dishwasher, space for American fridge / freezer, floor mounted Worcester oil-fired boiler supplying the hot water and central heating, under unit lighting, over island lighting, inset spotlighting, laminate flooring, modern panelled radiators, TV point, front and rear aspect windows, rear aspect bi-fold doors to patio and gardens. Glazed wooden door to:

### **UTILITY**

**9'0 x 8'4 (2.74m x 2.54m)**

Plumbing for washing machine, space for tumble dryer and further appliances, modern panelled radiator and wood laminate flooring, extractor fan, personal door to integral double garage.

### **INTEGRAL DOUBLE GARAGE**

**17'3 x 16'6 max (5.26m x 5.03m max)**

Accessed via two up and over front aspect garage doors, the garage has been partially converted to incorporate the utility room, consumer unit, separate consumer unit for EV charging point.







## **LOUNGE**

**18'7 x 12'6 (5.66m x 3.81m)**

Cast iron log burner, media wall with TV and sound bar recess, cabinets and storage to either side of chimney breast, two double radiators, TV point, dimmer switch lighting, rear aspect window, double opening French doors to patio and gardens.

## **STUDY**

**9'9 x 8'6 (2.97m x 2.59m)**

Wood laminate flooring, TV point, front aspect window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

## **LANDING**

Door to airing cupboard housing the hot water tank with slatted shelving and storage space, access to roof space, front aspect window.

## **MASTER BEDROOM**

**21'7 x 17'1 (6.58m x 5.21m)**

'His' and 'Hers' built-in wardrobes, two radiators, telephone point, two front aspect windows, rear aspect Velux roof light.

## **EN-SUITE SHOWER ROOM**

**7'0 x 6'6 (2.13m x 1.98m)**

WC, large vanity wash hand basin with mixer tap, cupboards below, medicine cabinet, corner shower cubicle with inset shower system, tiled flooring, tiled splashbacks, chrome heated towel rail, extractor fan, spotlighting, front aspect frosted window.

## **BEDROOM 2**

**11'6 x 10'5 (3.51m x 3.18m)**

Single radiator, rear aspect window.

## **EN-SUITE SHOWER ROOM**

**7'0 x 6'6 (2.13m x 1.98m)**

WC, wash hand basin, mirrored medicine cabinet, sliding door to double shower cubicle with inset overhead shower system, inset spotlighting, extractor fan, tiled floor, tiled splashbacks, chrome heated towel rail.





### **BEDROOM 3**

**13'3 x 9'9 (4.04m x 2.97m)**

Additional built-in double wardrobe, single radiator, front aspect window.

### **BEDROOM 4**

**11'8 x 9'7 (3.56m x 2.92m)**

Double wardrobe, single radiator, rear aspect window.

### **BEDROOM 5**

**9'2 x 7'7 (2.79m x 2.31m)**

Additional built-in wardrobe, TV point, single radiator, rear aspect window.

### **BATHROOM**

**7'6 x 6'6 (2.29m x 1.98m)**

White suite comprising of P shaped path with inset shower system, WC, wash hand basin, tiled splashbacks, heated towel rail, shaver light point, extractor fan, front aspect frosted window.

### **OUTSIDE**

To the front of the property, there is a block paved driveway for three to four vehicles, EV charging point, pathway leading to front door, front and side gardens laid to lawn with mature shrub borders, gated side access to the rear gardens. The rear gardens comprise of a large patio seating area, outdoor power point, outside water tap, sleeper bed rockery border with hedging leading to the main part of the rear gardens which are laid to lawn with oil tank and raised beds to the rear planted with trees, shrubs and bushes. The gardens are enclosed by fencing, walling and mature hedging.

### **SERVICES**

Mains water, electric and drainage. Oil-fired heating.

### **WATER RATES**

Severn Trent - 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 B4221 passing through the village of Kilcot into Gorsley until you see the Roadmaker Pub on the left. Take the left hand turning just after the pub, continue along this road passing the chapel, take the left at the next junction, then continue along to the cross roads. At the cross roads turn left and proceed along until you see The Laines on the left hand side.

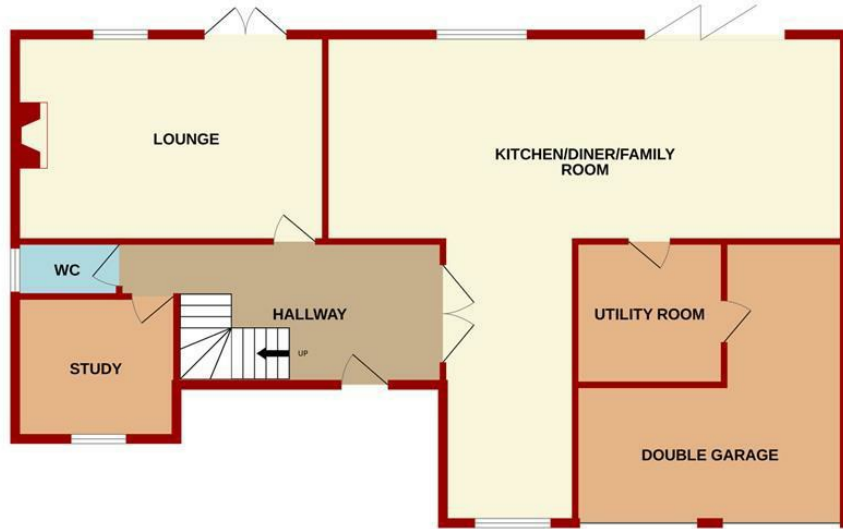
## PROPERTY SURVEYS

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





GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



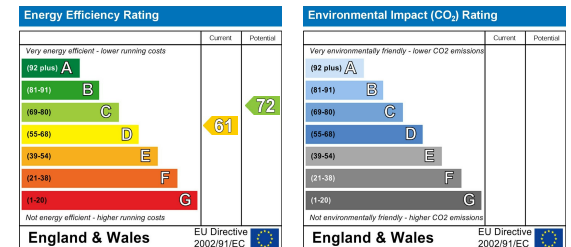
1ST FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 2377 sq.ft. (220.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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