



The Oak Fold Chapel Lane
Gorsley, Ross-On-Wye HR9 7SE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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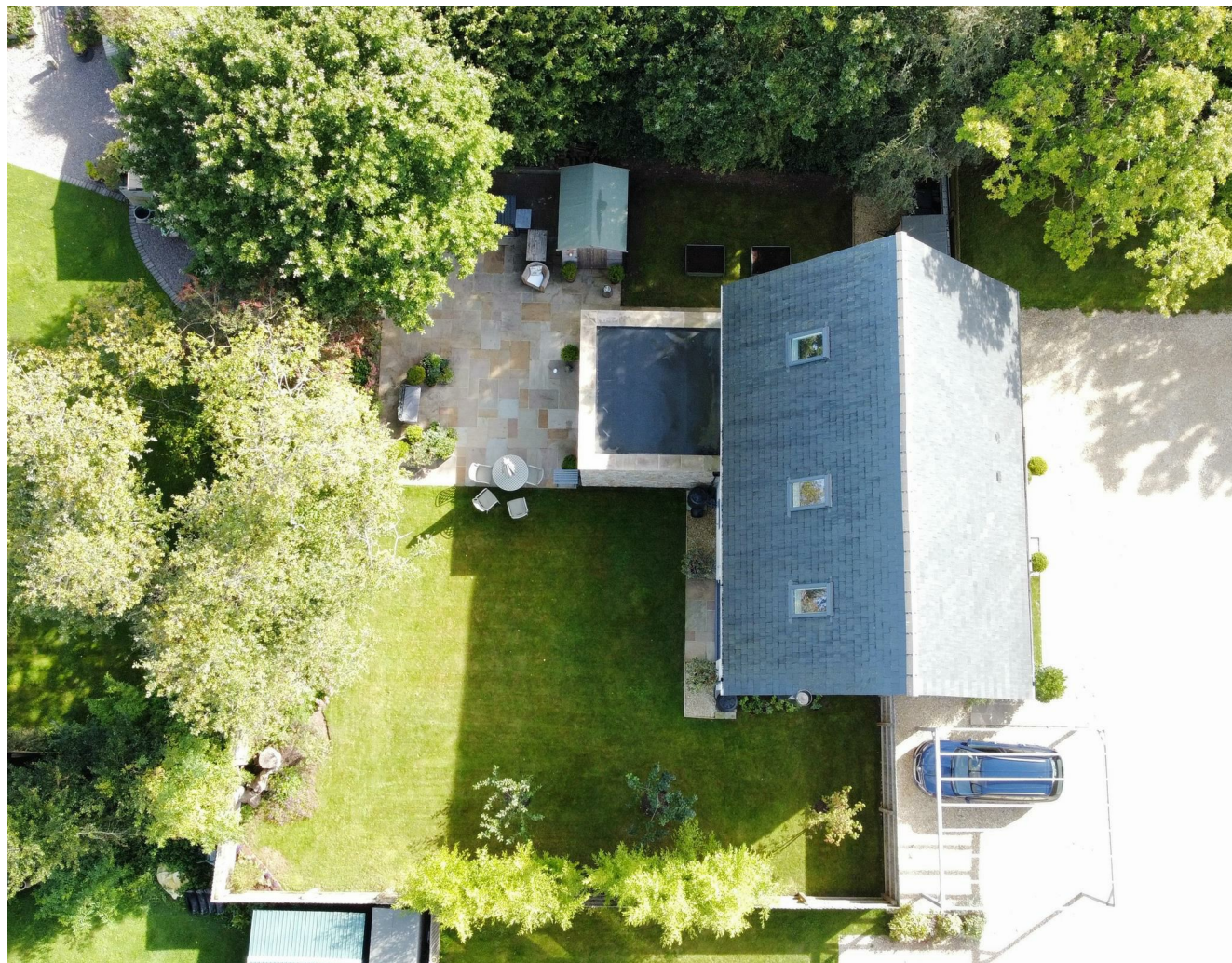
Guide Price £750,000

BUILT IN 2021 and SET IN A BEAUTIFUL LOCATION, THE OAK FOLD IS A MODERN FIVE BEDROOM DETACHED FAMILY HOME with 2,357 SQ FT OF ACCOMMODATION, having a LARGE KITCHEN / FAMILY / DINING ROOM, TWO EN-SUITE BEDROOMS, ALL BEAUTIFULLY PRESENTED THROUGHOUT, AIR SOURCE HEAT PUMP, LOVELY COUNTRYSIDE VIEWS, SEVEN YEARS BUILD ZONE WARRANTY REMAINING, situated IN A VERY POPULAR VILLAGE.

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 aluminium door with frosted panelling into:

ENTRANCE HALL

12'5 x 7'7 (3.78m x 2.31m)

Engineered oak flooring, thermostat control, under floor heating, open under stairs area, stairs leading off, feature glass balustrade.

CLOAKROOM

WC, vanity wash hand basin with mixer tap and cupboard below, under floor heating.

CLOAKS CUPBOARD

Shelving, hanging rail and storage space.

LIVING ROOM

22'1 x 11'0 (6.73m x 3.35m)

Contemporary cast iron log burner with stone hearth, thermostat control, under floor heating, TV point, full height front aspect windows, rear aspect bi-folding doors to the gardens.

KITCHEN / FAMILY / DINING AREA

35'2 x 12'3 (10.72m x 3.73m)

The kitchen comprises a range of base and wall mounted units with Medici worktops and splashbacks, one and a half bowl single drainer sink unit with mixer tap, integrated appliances to include oven, microwave oven, dishwasher, four ring induction hob with extractor fan over, larder fridge and freezer, inset spotlighting, under floor heating, under unit lighting, front aspect window.

The dining and family area has spotlighting, under floor heating, TV point, side aspect window, rear aspect bi-folding doors to patio and gardens.

UTILITY ROOM

7'7 x 12'5 narrowing 7'5 (2.31m x 3.78m narrowing 2.26m)

Hot water tank, air source heat pump system, under stairs storage, utility area, single drainer sink unit with mixer tap, floor mounted units, built-in wine rack, plumbing for washing machine, space for tumble dryer, thermostat controls, extractor fan, under floor heating, rear aspect window.





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

LANDING

Feature vaulted ceiling, rear aspect window, Velux roof light, stairs leading off.

MASTER BEDROOM

16'0 x 11'2 (4.88m x 3.40m)

Double radiator, TV point, front aspect window offering lovely views towards May Hill and Linton Ridge. Door to:

EN-SUITE SHOWER ROOM

8'6 x 7'5 narrowing to 4'3 (2.59m x 2.26m narrowing to 1.30m)

Large walk-in shower cubicle with inset overhead shower system, WC, vanity wash hand basin with cupboards below, mixer tap, engineered wooden flooring, tiled splashbacks, shaver point, extractor fan, spotlighting, chrome heated towel rail, front aspect frosted window.

BEDROOM 3 / STUDIO / STUDY

12'4 x 11'5 (3.76m x 3.48m)

Laminate flooring, double radiator, front aspect window with lovely views over the surrounding countryside towards Linton Ridge.

BEDROOM 4

14'8 max x 9'4 (4.47m max x 2.84m)

Double radiator, rear aspect window.

BATHROOM

12'0 x 5'8 (3.66m x 1.73m)

Four piece suite comprising large panelled bath with mixer tap, WC, vanity wash hand basin with mixer tap and cupboards below, corner shower cubicle with inset overhead shower system, chrome heated towel rail, engineered wooden floor, tiled splashbacks, shaver point, extractor fan, spotlighting, rear aspect frosted window.

FROM THE FIRST FLOOR, A TURNING STAIRCASE WITH FEATURE GLASS BALUSTRADE LEADS TO THE SECOND FLOOR.

LANDING

Rear aspect Velux roof light.

BEDROOM 2

14'8 x 14'3 (4.47m x 4.34m)

Double radiator, access to the roof space which is boarded, rear aspect Velux roof light. Door to:

EN-SUITE

7'6 x 2'9 (2.29m x 0.84m)

WC, vanity wash hand basin with mixer tap and cupboard below, shower cubicle with inset overhead shower system, extractor fan, spotlighting, engineered oak flooring, tiled splashbacks, chrome heated towel rail.

BEDROOM 5

14'3 x 11'2 (4.34m x 3.40m)

Single and double radiator, rear aspect Velux roof light.

OUTSIDE

To the front of the property, there is a garden area laid to lawn, two parking spaces under a car port area, two additional spaces to the front. A quarry slabbed pathway leads to the front door. The garden area is laid to lawn with gravel and planted borders. There is pedestrian side access to the rear gardens which comprise a wooden built garden shed, surrounded by gravelled area, stone slabbed pathway, bin storage area to the side, air source heat pump, lawned area and raised vegetable planters, further wooden built garden shed, large patio seating area, raised sleeper beds planted with flowers and shrubs, outside lighting and water tap, outside electric socket, generous wrap around lawned areas with several young fruit trees and bamboos planted. The gardens are enclosed by fencing and several mature oak trees and measures approximately 80' x 60'.

SERVICES

Mains water and electric, private drainage, air source heat pump.

Fibre broadband is available at the property and the vendors have advised that the speeds are 50-60 Mbps.

WATER RATES

Welsh Water - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

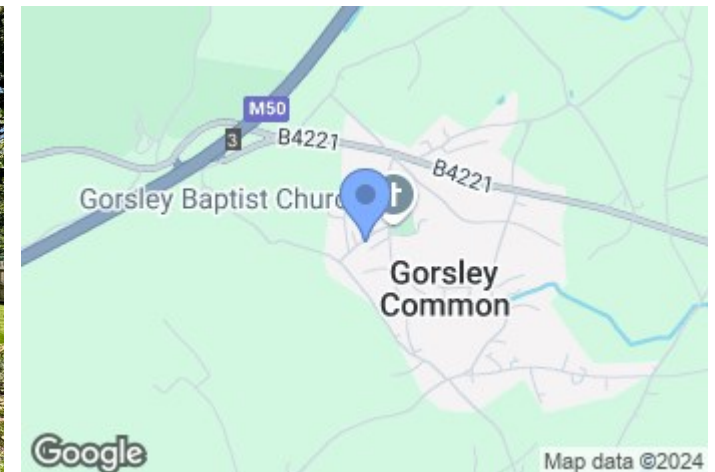
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4221 towards Gorsley. After a short distance you will reach the Roadmaker pub, take a left here and take the right hand turn opposite the chapel, then right into the gravelled drive. After a short distance, the property can be located as marked by our 'For Sale' board.

PROPERTY SURVEYS

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



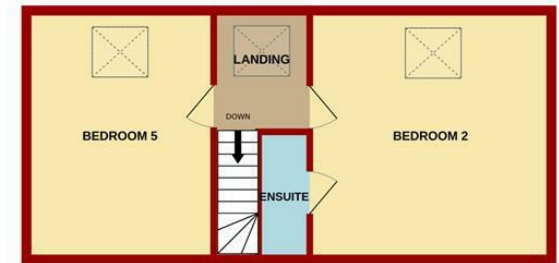
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





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