



1 White Hart Cottages
Aston Crews, Ross-On-Wye HR9 7LW



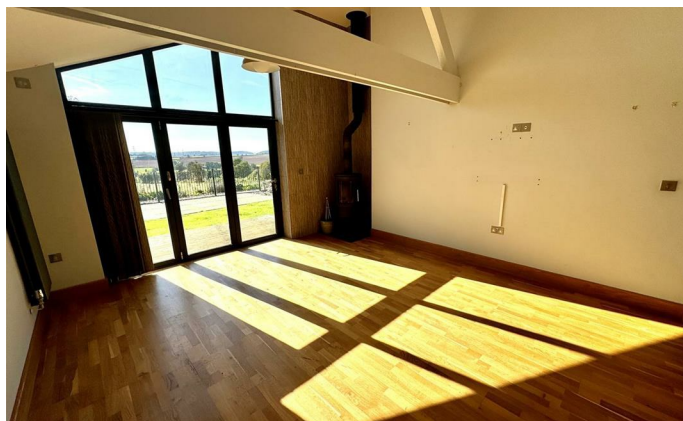
STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £395,000

A VERY INDIVIDUAL, CHARACTERFUL and QUIRKY TWO / THREE BEDROOM ATTACHED COTTAGE, FLEXIBLE and VERSATILE ACCOMMODATION, AMPLE PARKING, TRIPLE GARAGE, FANTASTIC WEST FACING VIEWS OVER FIELDS AND COUNTRYSIDE TO THE REAR, set within JUST OVER ONE QUARTER OF AN ACRE, all being offered with NO ONWARD CHAIN.

The village of Aston Crews offers a popular public house, with the neighbouring village of Aston Ingham offering a tennis and cricket club, village hall and church. Further amenities are available in Newent (5 miles approximately) and Ross-on-Wye (5 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 the nearest train station can be found in Gloucester (13 miles approximately). For the commuter, access can be gained to the M50 motorway (junction 3) approximately 2.5 miles away for onward connection to M5 motorway, linking up the Midlands, and the North, Wales, London and the South.





ENTRANCE PORCH

10'5 x 3'9 (3.18m x 1.14m)

Entrance via half glazed door, tiled flooring, single radiator. Half glazed door through to:

INNER HALLWAY

Tiled flooring, radiator, built-in cloaks cupboard with hanging rail and shelving, stairs to the first floor.

CLOAKROOM

White suite comprising of close coupled WC, wash hand basin, tiled walls and floors, single radiator.

LOUNGE

15'2 x 13'4 (4.62m x 4.06m)

Corner woodburner, solid timber flooring, two radiators, front aspect window, fully glazed bi-fold doors through to the west facing rear garden with lovely unspoilt views over surrounding fields and farmland.

FAMILY KITCHEN / DINING / LIVING ROOM

19'4 x 15'5 overall (5.89m x 4.70m overall)

Stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated four ring gas hob, electric cooker below, cooker hood above, integrated dishwasher and fridge, fully tiled flooring, under stairs storage cupboard, double and single radiators, fully glazed double doors through to:

SUN ROOM / UTILITY

9'1 x 6'3 (2.77m x 1.91m)

Plumbing for washing machine, built-in cupboard, full height fully glazed double glazed doors through to the private rear garden with superb westerly facing outlook over surrounding fields and farmland.

SNUG / OCCASIONAL BEDROOM 3

13'11 x 7'6 minimum (4.24m x 2.29m minimum)

Large stone fireplace with inset woodburning stove, solid beam over, walk-in recess with shelving and alcove storage, double radiator, exposed timbers, front and side aspect windows.

FROM THE INNER HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Single radiator, access to roof space.

BEDROOM 1

15'5 x 12'11 (4.70m x 3.94m)

Built-in double wardrobe, hanging rail and shelving, double radiator, fully glazed double doors to:

ENCLOSED BALCONY

9'2 x 6'3 (2.79m x 1.91m)

Superb unspoilt outlook, westerly facing over the gardens onto surrounding fields and farmland.

BEDROOM 2

14'2 x 12'4 narrowing to 7'6 (4.32m x 3.76m narrowing to 2.29m)

Exposed timbers, double radiators, front aspect window.

SHOWER ROOM

Fitted shower cubicle and tray, shower, close coupled WC, wash hand basin, cupboards below, heated towel rail, airing cupboard with shelving, boiler cupboard housing the gas-fired central heating and domestic hot water boiler, space for tumble dryer, side aspect frosted window.

OUTSIDE

From the lane, a gravelled parking and turning area to the side for several vehicles, leads to:

DETACHED TRIPLE GARAGE

each garage measuring 17'0 x 10'6 (each garage measuring 5.18m x 3.20m)

Laid out as three separate singles, accessed via up and over doors, power and lighting, natural lighting.

To the front of the property, there is a small gravelled garden area that leads to the side. The large side garden has raised flower beds and borders, lawned area, various mature shrubs, bushes and trees, SUMMER HOUSE (12'0 x 8'6 approx), pergola, seating area, natural hedge boundaries. A shared gravelled driveway to the rear of the garage leads through to the enclosed west facing rear garden

with flower borders with mature flowers and shrubs, outside tap, outside lighting, fencing surround and a lovely unspoilt outlook over surrounding fields and farmland.

AGENT'S NOTE

No 2 and No 3 White Hart Cottages do have pedestrian access to their own rear gardens from the rear of the garage. The garden is fenced off but there is a pathway at the end.

SERVICES

Mains water, electricity and gas, shared septic tank.

Fibre broadband is available at the property and we believe this is currently supplied via BT.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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.

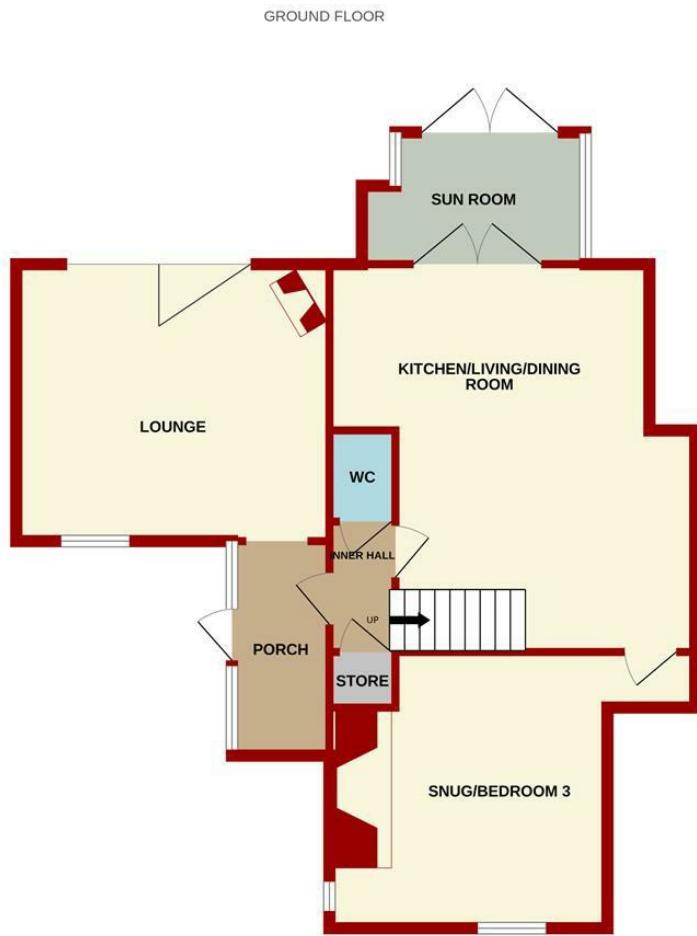
DIRECTIONS

From our Newent office, proceed along the B4221 towards Kilcot and Gorsley. Upon reaching the Kilcot crossroads, turn left towards Aston Ingham. Proceed along this road, through Aston Ingham, up the hill to Aston Crews. Turn right, passing the Penny Farthing public house on your right hand side. Just after the pub, turn right again and the property is the first on your left hand side.

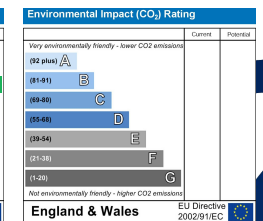
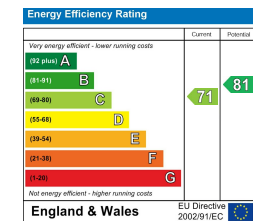
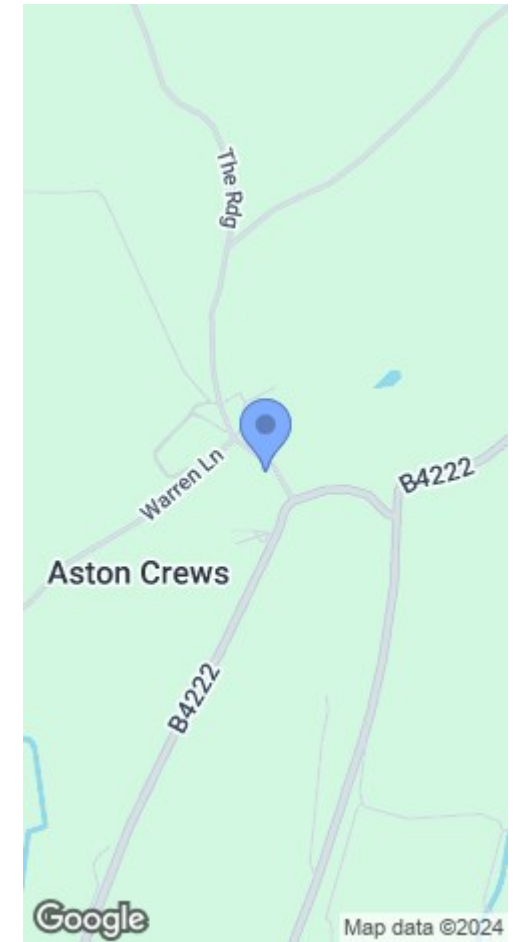
PROPERTY SURVEYS

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





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



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