



Knapp Cottage
Aston Ingham, Ross-On-Wye HR9 7LS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Knapp Cottage

Guide Price £695,000

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A FOUR DOUBLE BEDROOM STONE-BUILT COTTAGE enjoying **FLEXIBLE AND VERSATILE ACCOMMODATION** with **CHARACTER FEATURES THROUGHOUT**, having **THREE RECEPTIONS, GARAGE, WORKSHOP and GARDEN STORE**. The outside of the property enjoys **LOVELY MATURE GARDENS of JUST OVER HALF AN ACRE** with a **BEAUTIFUL OUTLOOK OVER ROLLING FIELDS AND FARMLAND**.

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.

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 partly glazed door into:

ENTRANCE HALLWAY

Under stairs cupboard with lighting, single radiator, stairs to the first floor. Door into:

CLOAKROOM

White suite comprising low level W.C, vanity wash hand basin with cupboard below, single radiator, side aspect frosted window.

LIVING ROOM

19'07 x 10'09 (5.97m x 3.28m)

Stone fireplace with feature electric woodburning stove with shelving to either side, double and single radiators, two front aspect windows enjoying a lovely private outlook.

DINING / SITTING ROOM

19'03 x 9'10 (5.87m x 3.00m)

Fireplace with inset multi fuel stove and tiled hearth, single radiator, built in original cupboards with shelving above, front and side aspect windows. Fully glazed double doors into:

CONSERVATORY

10'02 x 7'03 (3.10m x 2.21m)

Tiled flooring, fully glazed door to the rear aspect enjoying a lovely outlook to the side over rolling fields and farmland.

KITCHEN / BREAKFAST ROOM

20'01 x 12'00 (6.12m x 3.66m)

One and a half bowl single drainer sink unit with mixer tap over, range of base and wall mounted units, Miele dishwasher, floor to ceiling double larder cupboard with cold shelf, drawers and shelving, four ring gas hob with electric oven below, oil fired Aga cooking range with ovens and hot plates also supplying domestic hot water, tiled flooring, side aspect window, half glazed door leading out to the garden. Double glazed sliding patio doors to the side enjoying lovely views over fields and farmland. Wooden thumb latch door into:

UTILITY ROOM

12'09 x 8'08 (3.89m x 2.64m)

Stainless steel sink unit with mixer tap over, range of built in cupboards, Miele washing machine, Bosch tumble dryer, 3/4 height fridge, full height freezer and additional chest freezer, double radiator, two side aspect windows enjoying a pleasant outlook.





FROM THE ENTRANCE HALLWAY, AN EASY TREAD STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Airing cupboard housing the water tank and slatted shelving, wooden beam, further storage cupboard, access to roof space, rear aspect window. Door into:

BEDROOM 1

20'01 x 12'04 (6.12m x 3.76m)

Two single radiators, five doubles and one single fitted wardrobe with hanging rails and shelving, two side aspect windows enjoying a lovely outlook. Secret doorway in one of the wardrobes gives access to an additional boarded loft area measuring 20'00 x 7'00 approx. Door into:

EN SUITE SHOWER ROOM

Fitted double shower cubicle with tiled surrounds, close coupled W.C, vanity unit with wash hand basin, tiled splashbacks, mirror with light and shaver point, single radiator, heated towel rail, access to roof space, side aspect frosted window.

BEDROOM 2

12'08 x 10'00 (3.86m x 3.05m)

Single radiator, front and side aspect windows with lovely outlook onto open fields.

BEDROOM 3

10'10 x 10'05 (3.30m x 3.18m)

Single radiator, exposed timber, front aspect window enjoying a lovely outlook over open fields.

BEDROOM 4

10'10 x 9'00 (3.30m x 2.74m)

Single radiator, exposed timber, front aspect double glazed window enjoying a pleasant outlook.

BATHROOM

White suite comprising bath with electric shower over and tiled surround, vanity wash hand basin with cupboard below and tiled splashback, low level W.C, double radiator, shaving point, side and rear aspect frosted windows.

OUTSIDE

To the front of the property, you have a five bar gate from the lane giving access to a gravel parking and turning area suitable for the parking of several vehicles, which leads to:

DETACHED SINGLE GARAGE

17'08 x 9'10 (5.38m x 3.00m)

Accessed via up and over door, power and lighting, eave storage space.

ATTACHED WORKSHOP

21'11 x 10'10 (6.68m x 3.30m)

Accessed via a timber door, roof light, power and lighting, oil fired boiler supplying central heating and hot water in the summer when AGA off.

To the front of the property, you have various shrubs and flowers, mature trees and outside lighting.

Access to either side leads to the rear with rolling gardens, winding gravelled pathways, mature flower beds with shrubs, trees and bushes, built-in irrigation with two separate cold water taps, circular seating area with trellis surround enjoying lovely far reaching views. There is also a Japanese garden area with large pond designed by the Julian Dowle partnership, as well as a cultivated vegetable produce area, greenhouse, further timber workshop / studio. The rear garden has a natural hedging boundary.

SERVICES

Mains water, mains electric, oil, septic tank.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.





VIEWINGS

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 Kilcot and Gorsley passing the Kilcot Public House, down the hill and turn left towards Aston Ingham and Mitcheldean. Proceed along here into Aston Ingham and turn left into Oak Lane, where Knapp Cottage can be found on the left hand side as indicated 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)



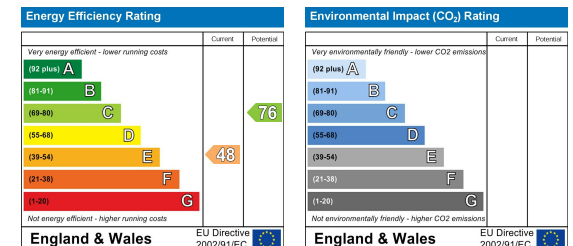
Knapp Cottage, Aston Ingham, Ross-on-Wye
 Approximate Gross Internal Area
 Main House = 187 Sq M/2013 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Outbuildings = 32 Sq M/345 Sq Ft
 Total = 235 Sq M/2530 Sq Ft



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.

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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