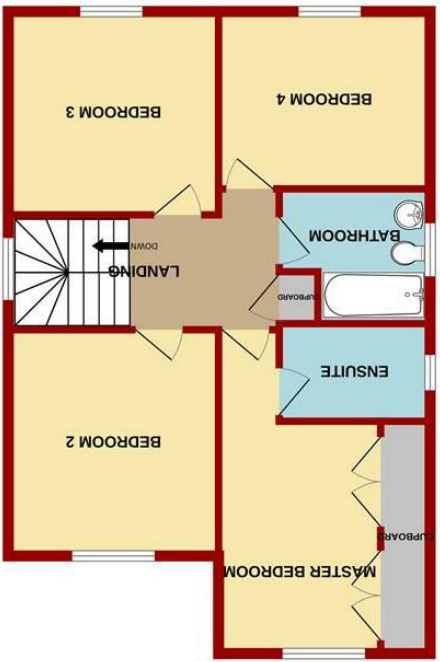
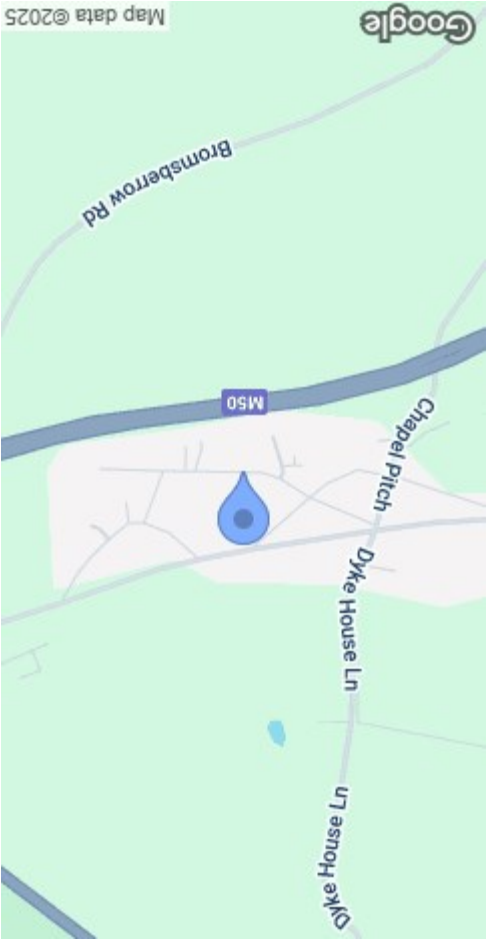
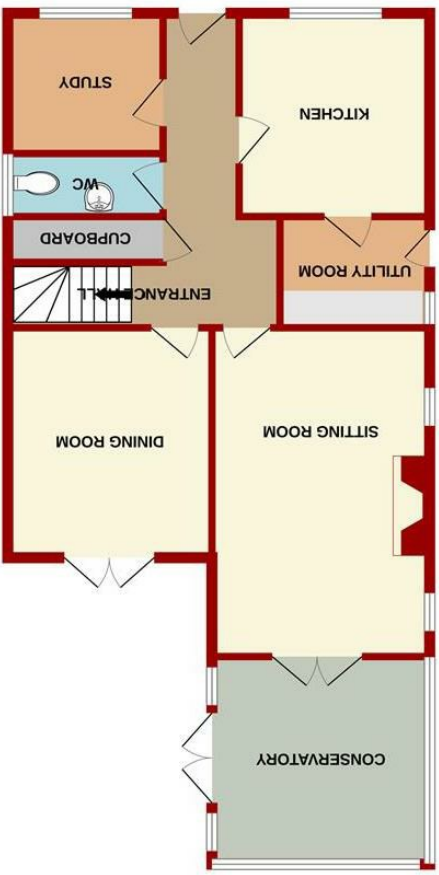


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (92-100)	A (92-100)	A (92-100)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (21-38)	F (21-38)	F (21-38)	F (21-38)
G (1-20)	G (1-20)	G (1-20)	G (1-20)



1ST FLOOR  
705 sq. ft. (65.5 sq. m.) approx.



GROUND FLOOR  
826 sq. ft. (76.7 sq. m.) approx.

TOTAL FLOOR AREA: 1531 sq. ft. (142.2 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



Persephones View  
Bromsberrow Heath, Ledbury HR8 1NX



Offers Over £400,000

Persephones View is a SPACIOUS and INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME benefiting from EN SUITE to MASTER BEDROOM, DOUBLE GARAGE, OFF ROAD PARKING FOR SEVERAL VEHICLES and all being offered with NO ONWARD CHAIN.

Bromsberrow Heath is a small village on the Gloucestershire/Herefordshire borders and has a village store/Post Office. In the neighbouring village of Bromsberrow, there is a primary school. The market town of Ledbury (just under 5 miles distant) has a good range of shops, supermarkets, community hospital, various churches, library, public houses and eateries. There is also a train station. The City of Gloucester is approximately 12 miles distant.

For the commuter, access can be gained to the motorway via junction 2 of the M50. From the M50, onward connection can be made to the M5, linking up the Midlands, and the North, Wales, London and the South.



A canopied style entrance porch with a double glazed door into:  
**ENTRANCE HALLWAY**  
Tiled flooring, double radiator, stairs lead to the first floor.  
**LOUNGE**  
17'05 x 11'04 (5.31m x 3.45m)  
Decorative marble open fireplace with inset cast iron grate, side and rear aspect windows.  
**CONSERVATORY**  
11'05 x 11'01 (3.48m x 3.38m)  
Brick built upvc double glazed conservatory, opaque roof. French doors leading out to the garden.  
**KITCHEN**  
10'08 x 10'02 (3.25m x 3.10m)  
Fitted kitchen with island/breakfast bar, integrated oven with gas hob and extractor fan, under unit lighting, front aspect window. Glazed wooden door into:  
**UTILITY ROOM**  
8'00 x 5'08 (2.44m x 1.73m)  
Plumbing for washing machine, sink with units below, LPG fired Worcester boiler, half glazed door leading out to the garden.  
**WC**  
8'02 x 2'04 (2.49m x 0.71m)  
WC, vanity wash hand basin.  
**STUDY**  
8'02 x 7'05 (2.49m x 2.26m)  
BT Openreach point, front aspect window.  
**DINING ROOM**  
12'03 x 11'04 (3.73m x 3.45m)  
Engineered wooden flooring, rear aspect windows. Double French doors out to the garden.  
FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**  
Feature fitted stair runners, stained glass opaque window, access to roof space, airing cupboard housing the hot water tank and storage space. Door into:  
**BEDROOM 1**  
17'05 x 9'06 maximum (5.31m x 2.90m maximum )  
Built in his and hers double wardrobe, inset ceiling spotlights, rear aspect window with a pleasant outlook.  
**EN SUITE**  
7'08 x 5'02 (2.34m x 1.57m)  
Double shower cubicle with Mira shower, wash hand basin, WC, tiled flooring, tiled walls, side aspect frosted window.  
**BEDROOM 2**  
12'04 x 11'04 (3.76m x 3.45m)  
Rear aspect window with a pleasant outlook.  
**BEDROOM 3**  
11'05 x 10'09 (3.48m x 3.28m)  
Front aspect window with a pleasant outlook.  
**BEDROOM 4**  
11'04 x 9'05 (3.45m x 2.87m)  
**BATHROOM**  
7'09 x 7'04 maximum (2.36m x 2.24m maximum )  
Modern bath tub, wash hand basin, WC, chrome heated towel rail, tile flooring, mosaic tiled flooring, tiled splashbacks, side aspect frosted windows.  
**OUTSIDE**  
Five bar wooden gates give access to the gravelled driveway and parking area suitable for the parking for four cars which in turn leads to the detached brick built double garage.  
**DOUBLE GARAGE**  
19'00 x 16'07 (5.79m x 5.05m )  
Double garage accessed via two up and over doors, power and lighting, rear aspect window, side aspect pedestrian door.  
Access to both sides of the property lead to the rear. The rear garden enjoys a gravelled seating area, outside tap, shed and level lawned area, all enclosed by fencing and hedging surround.

**SERVICES**  
Mains water, mains electric, mains drainage, LPG.  
**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**  
Welsh Water - to be confirmed.  
**LOCAL AUTHORITY**  
Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.  
**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**  
///pampered.reporters.wedge  
From the A417, take Beach Lane into Bromsberrow Heath, second left into Bell Lane and left again into Sandfields. At the bottom of the road turn right and the property can be located 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)  
**AWAITING VENDOR APPROVAL**  
These details are yet to be approved by the vendor. Please contact the office for verified details.