



**2 The Pastures**  
Upton Bishop, Ross-On-Wye HR9 7UU



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£295,000**

A SPACIOUS AND GREATLY EXTENDED THREE BEDROOM MODERN TERRACED HOUSE, LANDSCAPED GARDENS, SUMMER HOUSE with POWER AND LIGHTING, AMPLE OFF ROAD PARKING, located in a SEMI-RURAL VILLAGE LOCATION.

The village of Upton Bishop has a public house, millennium village hall, South Herefordshire Golf Course and church. Ross-on-Wye is approximately 3-4 miles away which offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





Enter the property via composite front door into:

### ENTRANCE HALL

7'4 x 6'2 (2.24m x 1.88m)

Shoe and coat storage area, spotlighting.

### CLOAKROOM

4'4 x 2'7 (1.32m x 0.79m)

Low-level WC with single mixer tap over, consumer unit, splashbacks, front aspect frosted window.

### OPEN PLAN LIVING AREA

22'7 x 9'9 (6.88m x 2.97m)

Tiled flooring throughout, large modern fitted kitchen with central island comprising of a range of base and wall mounted units with quartz worktops and tiled splashbacks, integrated appliances to include dishwasher, washer, dryer, Zanussi induction hob with extractor fan over, integrated CDA microwave and oven, space for free standing fridge / freezer, tiled splashbacks, inset spotlighting, USB power points, front aspect window.

The property has recently been extended to provide a second sitting area with rear aspect window, two Velux roof lights, inset spotlighting, side aspect bi-folding doors to patio and gardens, stairs leading off. Opening through to:

### LOUNGE AREA

16'5 x 11'1 (5.00m x 3.38m)

Continuation of tiled flooring, front aspect windows, rear aspect windows.

FROM THE OPEN PLAN LIVING AREA, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space, exposed floorboards.

### MASTER BEDROOM

13'6 x 10'5 (4.11m x 3.18m)

Radiator, USB socket points, door to large over stairs storage cupboard housing the air source heat pump controls, large rear aspect window with a pleasant outlook over surrounding countryside.

### BEDROOM 2

16'5 x 8'0 (5.00m x 2.44m)

Exposed wooden flooring, double radiator, access to roof space, front and rear aspect windows with a pleasant view.

### BEDROOM 3

10'7 x 7'2 (3.23m x 2.18m)

Radiator, USB power points, front aspect window.

### BATHROOM

5'6 x 6'4 (1.68m x 1.93m)

Three piece suite comprising panelled bath with inset overhead and detachable hand shower system, WC, wash hand basin, exposed wooden floorboards, extractor fan, tiled splashbacks, chrome heated towel rail, extractor fan, front aspect frosted window.

### OUTSIDE

To the front, there is a large block paved and tarmac parking area suitable for the parking of five vehicles. The rear gardens have been landscaped to comprise flagstone paved seating area, outside water tap, outside power points, outside lighting, air source heat pump, step leading up to raised patio area with astro turf lawned area. Doors to:

### WOODEN BUILT SUMMER HOUSE

7'5 x 5'9 (2.26m x 1.75m)

Power and lighting, side aspect double glazed window, front aspect double glazed wooden French doors to the gardens.

### SERVICES

Mains water and electricity, private drainage. Air source heat pump.

### 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: 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

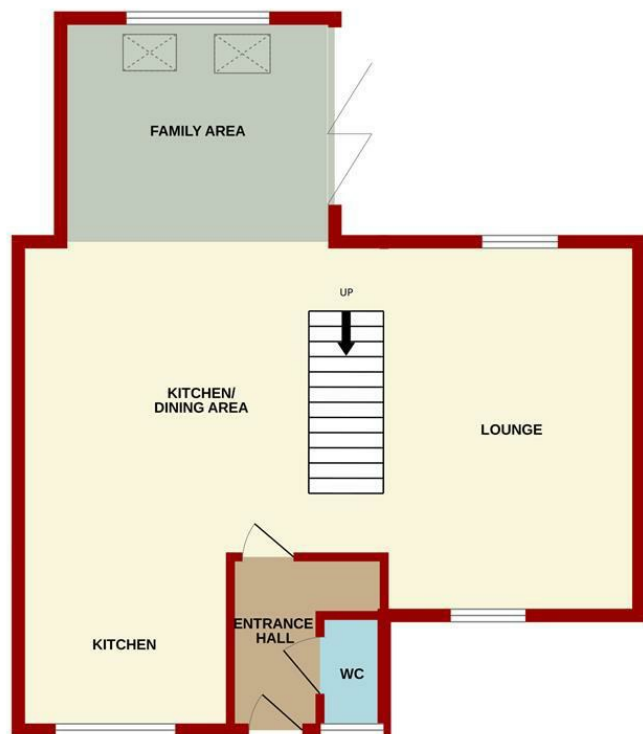
From Newent, head out towards Ross-On-Wye. Continue along this road, passing Ross Golf Course. Upon entering the village of Upton Bishop, take the second left hand turning, passing The Moody Cow public house on your left hand side. Take the next left into The Pastures, where the property can be found on the left hand side 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).



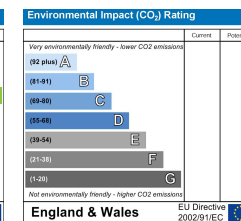
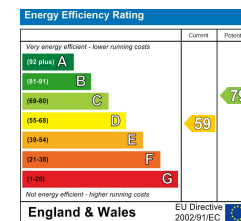
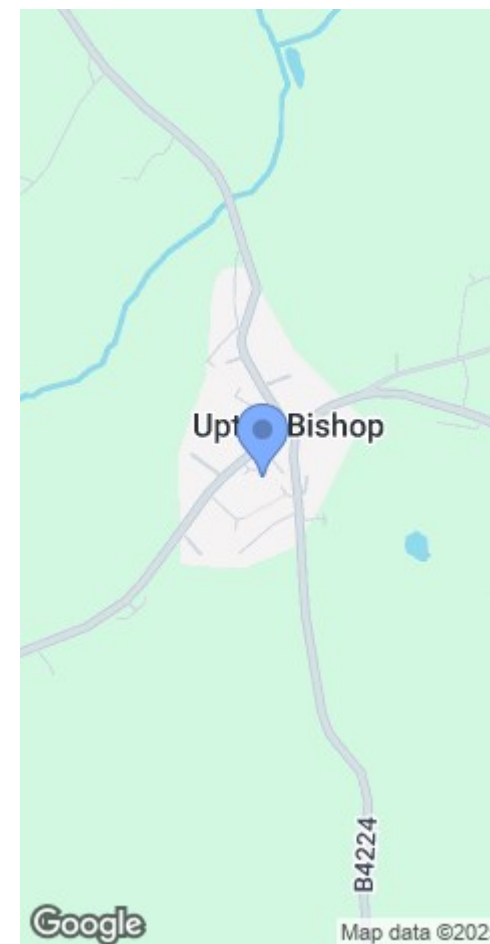
GROUND FLOOR



1ST FLOOR



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



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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