



**Oakleigh Lodge Burrups Lane  
Gorsley, Ross-On-Wye HR9 7FA**

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Oakleigh Lodge Burrups Lane Gorsley, Ross-On-Wye HR9 7FA

£949,950

**A SUBSTANTIAL, STYLISH AND OPULENT THREE / FOUR BEDROOM DETACHED FAMILY HOME BUILT IN 2021 and boasting in excess of 2,800 SQ FT OF LIVING SPACE with FAMILY / ENTERTAINING at its FOREFRONT. This ELEGANT PROPERTY has a MASTER BEDROOM with an IMPRESSIVE DRESSING ROOM AND EN-SUITE, is finished to a HIGH SPECIFICATION and DEFINITELY STANDS OUT AS ONE OF THE MOST FINEST IN THE VILLAGE. The property is being offered with NO ONWARD CHAIN.**

The village of Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and A bus service to Ross-on-Wye, Newent and Gloucester. Within a short driving distance is the historic market town of Newent.

Newent itself offers a range of shops, supermarkets, a primary and 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



## THE PROPERTY

- Three / Four Bedrooms, Master Bedroom with 20' Dressing Room and Bathroom, with the potential to create a Fourth Bedroom
- Kitchen / Dining / Family Room plus substantial Utility / Boot Room
- Sitting Room
- Under Floor Heating Throughout
- Summer House / Home office / Guest Accommodation / Additional Bedroom with Kitchen and WC
- Tesla Battery
- Resin Driveway with Ample Parking
- Beautiful Landscaped Gardens
- Village Location
- No Onward Chain

If you are looking for "the one", then look no further as this outstanding property has so much to offer.

Immediately upon entering this beautiful family home, you will see that every minute detail has been meticulously planned to create fantastic living space. The spacious and welcoming entrance hall with its border oak portico and floor to ceiling windows, allows an abundance of natural light to enter.





As you walk into the kitchen / dining / family room, you will see that this is most definitely the heart of the home! The attention to detail continues with the bespoke handcrafted units painted in a gorgeous blue, complemented by the white Quartz worktops and gold finishings. As one would expect from a property of this calibre, integrated appliances include Fisher & Paykel American style fridge / freezer, SMEG Rangemaster cooker and glass fronted wine chiller. To the side of the kitchen is the family space, again bathed in light from the bi-fold doors that lead directly to the generous patio.

Adjacent to the kitchen lies the impressive boot room / utility, ideal for those wishing to hide those muddy boots and coats after enjoying long walks in the surrounding countryside. There is ample storage here, again with handcrafted cabinetry and space for appliances and a Belfast sink.

The sitting room is a haven. The colour, a peaceful calming shade of green with the central focus point being the fireplace with oak mantle over and a wood burning stove, ideal for those cosy nights in by the fire.

To the first floor, you will find three bedrooms, all well appointed, yet the pièce de résistance is the master bedroom with its fabulous dressing room measuring in excess of 20' in length, replete with handcrafted bespoke storage cupboards and dressing table. Adjacent is the stylish master en-suite with 'his' and 'hers' vanity sink unit, modern style slipper bath and separate rainfall shower encased by glass. The master suite has the potential to create a fourth bedroom.

## OUTSIDE

To the front of the property, a resin driveway sweeps round to an ample parking and turning area. A pathway curves around to the side of the property lined with spiral topiary and manicured lawns to the side gate, giving access to the landscaped rear gardens. Here, you will find the perfect outdoor entertaining space. A terrace runs along the full length of the house and to one end, there is a built-in barbecue with ample space for a large table and chairs. The landscaped gardens make the most of the setting with a pergola style walk-way leading to a further raised terrace which has enough space for a hot tub from which to catch the most of the summer sun. Also on the raised terrace is the summer house with its own cloakroom and kitchen area. Bathed in light, the summer house lends itself to such a variety of uses from guest accommodation / additional bedroom to a home office, from a hobby room to an artists studio.

## SERVICES

Mains water and electric, treatment plant, ground source heating.

## AGENT'S NOTE

The property benefits from ground source heating which currently brings in an annual return of approximately £4,000. This agreement is in place for seven years from 2021

## 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.

There are Wi-Fi points in each corner of the house.

## 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 passing through Kilcot to Gorsley. Take the right hand turn into Burrups Lane where the property can be found 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.



**Oakleigh Lodge, Burrups Lane, Gorsley, Ross-on-Wye,**  
**Approximate Gross Internal Area**  
**Main House = 242 Sq M/2604 Sq Ft**  
**Outbuilding = 19 Sq M/205 Sq Ft**  
**Total = 261 Sq M/2809 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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





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