



**24 Grange Park**  
**Whitchurch, Ross-On-Wye HR9 6EA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Whitchurch, Ross-On-Wye HR9 6EA

Steve Gooch Estate Agents are delighted to offer for sale this WELL-PROPORTIONED THREE BEDROOM DETACHED FAMILY HOME, SITUATED IN THE SMALL RURAL VILLAGE OF WHITCHURCH. CONSTRUCTED IN 1970 and owned by the same family since 1975, the property offers SPACIOUS ACCOMMODATION with scope for modernisation.

The accommodation comprises an ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, SUN ROOM, KITCHEN, SIDE HALL/SHOWER ROOM, and CLOAKROOM to the ground floor. On the first floor, there are THREE BEDROOMS and a FAMILY BATHROOM.

The village of Whitchurch has a village shop, restaurant/takeaway and primary school. The beautiful Wye Valley and the famous Symonds Yat are also on the doorstep. Located just off the A40, there is easy access to the nearby market towns of Ross on Wye and Monmouth, as well as excellent commuter links to the M4, M50 and M5.

Nearby Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.





The property is approached via a canopy-style porch area with UPVC cladding to the front, outside lighting, and a tiled step. This leads to the front door, which is of UPVC glazed construction with an obscure glazed panel to the top and side, providing access into the:

### ENTRANCE HALL

6'06 x 6'05 (1.98m x 1.96m)

Ceiling light, coving, single radiator, power point, telephone point, stairs leading to the first floor, side aspect UPVC Georgian bar double glazed window overlooking the driveway, wooden doors giving access to:

### CLOAKROOM

5'06 x 3'04 (1.68m x 1.02m)

White suite with close coupled w.c, wall mounted wash basin with vanity cupboard beneath, tiled splashback, monobloc mixer tap over, ceiling light, coving, wall mounted heated towel radiator, side aspect UPVC obscure double glazed window.

### LOUNGE

18'06 x 11'05 (5.64m x 3.48m)

Ceiling light, coving, feature stone fireplace with opening and space for electric fire, power points, double radiator, tv point, side aspect UPVC Georgian bar window, front aspect bay window with Georgian bar double glazed window inset overlooking the garden, parking and driveway, arch shaped double doors with glazed panels inset opening into:

### DINING ROOM

16'00 x 9'06 (4.88m x 2.90m)

Ceiling light, coving, power points, double radiator, wooden panel door giving access to the understairs storage cupboard with lighting, side aspect UPVC Georgian bar window overlooking the pathway, wooden panel door giving access to Kitchen/Breakfast Room, set of rear sliding double glazed patio doors opening into:

### SUNROOM

11'02 x 9'09 (3.40m x 2.97m)

UPVC construction with glazed panel window to all aspects, imitation slate pitched roof, wall light points, single radiator, French doors to side aspect opening onto the garden patio.







## KITCHEN/BREAKFAST

**12'02 x 12'10 (3.71m x 3.91m)**

One and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surround with power points, space for freestanding cooker, space for undercounter fridge, plumbing for dishwasher, ceiling light, coving, wall light point, single radiator, glazed panel door with bevelled edge leading back to the Entrance Hall, rear aspect UPVC Georgian bar window overlooking the rear garden, wooden panel door giving access into:

## SIDE HALL/SHOWER ROOM

**6'04 x 6'05 (1.93m x 1.96m)**

Ceiling light, quadrant shower cubicle with mains fed shower fitted, conventional head and drencher head, vanity wash hand basin with monobloc mixer tap over, drawer storage beneath, fully tiled, double radiator, power points, electrical consumer unit, rear aspect obscure Georgian bar double glazed window, UPVC Georgian bar double glazed door leading into:

## PASSAGE WAY

**13'03 x 4'00 (4.04m x 1.22m)**

Glazed panel door to front and rear aspects with glazed panel windows to side, glazed panel roof. Wooden door giving access into garage.

From the Entrance Hall, stairs lead up to the first floor:

## LANDING

Access to roof space, power point, wooden panel door giving access into:

## BEDROOM ONE

**16'06 x 11'06 narrowing to 7'02 (5.03m x 3.51m narrowing to 2.18m)**

Inset ceiling spots, wall light points, power points, dimmer switches, double radiator, range of built-in wardrobes including two double wardrobes with hanging/shelving options, two front aspect UPVC Georgian bar double glazed windows overlooking the front garden, driveway with views towards hills and woodland in the distance.

## BEDROOM TWO

**12'10 x 9'05 (3.91m x 2.87m)**

Ceiling light, coving, wall light points, large built-in double wardrobes with hanging/shelving options, power points, tv point, single radiator, rear aspect UPVC Georgian bar double glazed window overlooking the rear garden with views towards fields and woodland in the distance.





### BEDROOM THREE

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

Ceiling light, coving, power points, single radiator, vanity sink unit with cupboards beneath, double wardrobe with storage above, shaver light and shaver point, rear aspect UPVC Georgian Bar double glazed window overlooking the rear garden with views towards fields and woodland in the distance.

### BATHROOM

7'00 x 5'05 (2.13m x 1.65m)

White suite with modern side panel bath, tiled surround, electric shower fitted over, folding shower screen, concealed cistern w.c, vanity wash hand basin, monobloc mixer tap over, cupboards and drawers beneath, heated towel radiator, fully tiled, ceiling light, side aspect UPVC obscure double glazed window.

### DETACHED DOUBLE GARAGE

20'09 x 16'00 (6.32m x 4.88m)

Pitched roof, power, lighting, accessed via a roller shutter door to front aspect, personal door to side, personal door to rear aspect, wall mounted Belfast style sink, plumbing for automatic washing machine.

### OUTSIDE

A concrete driveway provides parking for at least six to eight vehicles and leads to the detached double garage. To either side, there are lawned areas with mature flowers, shrubs, and bushes, partially enclosed by a hedged surround.

The rear garden features a block-paved patio/seating area, outside tap, outside lighting, and UPVC fascias and guttering. Beyond, a slightly sloping lawned area is interspersed with shrubs, bushes, and mature trees, all enclosed by fencing and walling. The oil storage tank is screened behind fencing.

### DIRECTIONS

From the A40, turn onto Old Monmouth Road. Turn right onto Grange Park, followed by the first right where the property will be found at the end on the right hand side.

### SERVICES

Mains water, electricity, drainage, gas.







## 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 Authority

## LOCAL AUTHORITY

Council Tax Band: E  
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.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

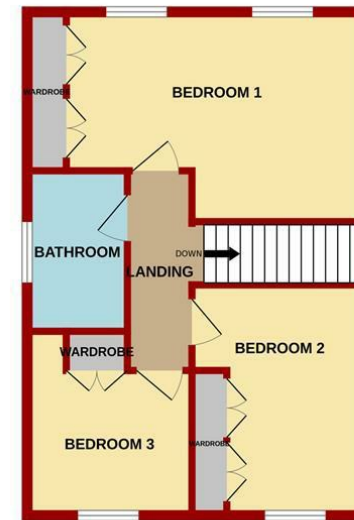




GROUND FLOOR



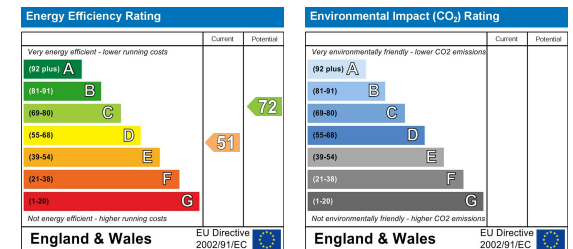
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.







The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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