



Meadow Barn The Orles, Ross-on-Wye HR9 7LS
£675,000



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- Four bedroom family home
- Immaculately presented throughout
- Popular rural location
- Situated on a development of four executive properties
- Envious outlook across countryside
- Tax band G
- EPC B83
- Freehold

£675,000

Accommodation

Stepping into this executive family home you are welcomed by a generous hallway. Access to the first floor via with wood and glass stairs, garage and the kitchen.

The kitchen dining/family room is the heart of the home and has been finished to a very high standard and benefits from ample natural light brought it by the dual aspect windows and two sets of bi-fold doors. The contemporary kitchen not only provides ample storage in both wall and base mounted units but also benefits from a large central island with fitted wine fridge, quartz worktop and down lighters. The kitchen further provides electric oven, 6 ring gas hob, combination oven / microwave and warming drawer, as well as an integral dishwasher. From porcelain floor tiles in the kitchen to wooden floor in

the dining area, this room offers a generous size and a flexible space. Additional storage can be found in the utility room which also houses plumbing for washing machine and tumble dryer. From here, there is a door to the cloakroom which can also be accessed from the hallway.

The living room offers a feeling of space which is given off from the vaulted ceiling. This room benefits from wooden beams and a wood burning stove offering a cosy, yet spacious area. Similar to the kitchen dining room, the living room also has dual aspect windows and Bi-fold door to the outside patio.

Taking the stairs, the first floor galleried landing provides access to four double bedrooms and family bathroom. Both master and second bedroom benefits



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from being great sizes and offer stylish ensuite shower rooms with WC, wash hand basin and shower cubicles with tiled surrounds. The main bathroom consists of a white suite to include a separate bath and shower with WC and vanity unit accompanied by stylish porcelain tiles.

Outside

To the front of the home is a block paved driveway which grants parking for multiple vehicles alongside an integral garage with power and lighting. The wrap around garden offers a combination of lawned and patio areas accompanied by enviable views over the surrounding countryside.

Location

Aston Ingham is a village in south-east Herefordshire situated on the border with Gloucestershire, approximately 3.5 miles from Newent and 7 miles from Ross-on-Wye. Aston Ingham has an active cricket, tennis and bowling club enhancing the local community. With a village hall and church.

Nearby Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other

houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'.

Newent is served by three schools, all within the town. Glebe Primary School, Picklenash Junior School and Newent Community School providing both secondary and tertiary education for ages 11 upwards. A doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 and M5.

Material Information

Tenure: Freehold

Council tax band: G

Local Authority & rates: Hereford County Council - £3,662.77 2023/24

Electricity supply: mains

Water supply: mains

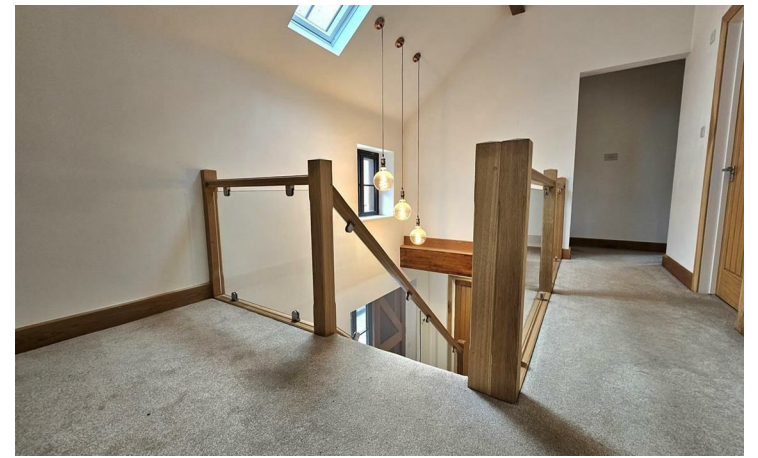
Sewerage: Private drainage

Heating: gas - Underfloor heating

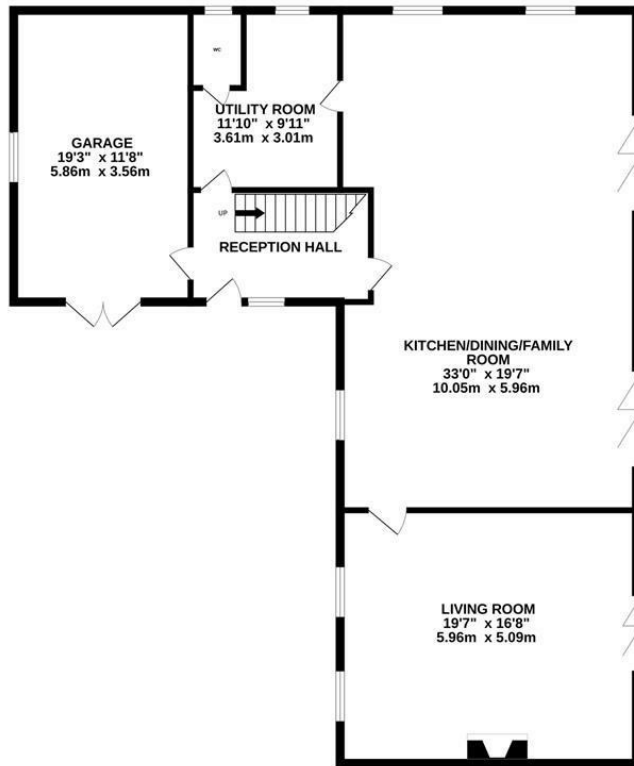
Broadband speed: Basic 2 Mbps Superfast 35 Mbps

Mobile phone coverage: EE, Vodafone

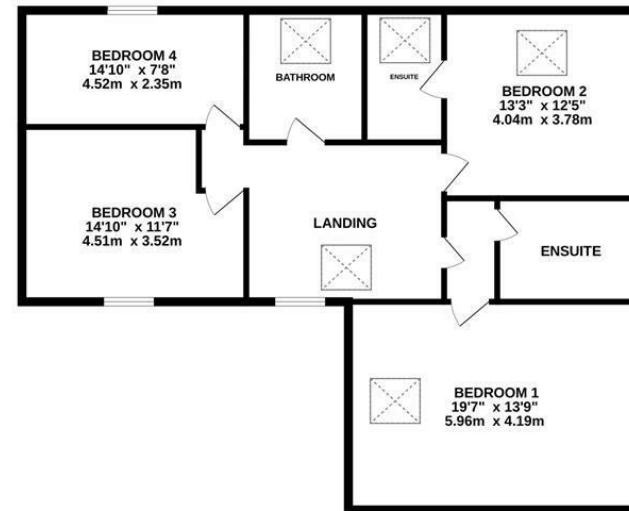




GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
1060 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 sq.m.) approx.

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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