



11 Cox's Meadow, Lea  
Ross-on-Wye, Herefordshire, HR9 7GJ



**MORRIS  
BRICKNELL**





# 11 Cox's Meadow, Lea

Ross-on-Wye, Herefordshire, HR9 7GJ

Guide:  
£445,000

**Four Bedroom Detached Property**

**Double Garage Along with Parking for Multiple Vehicles**

**Well-Served Village Including School, Village Hall, Church, Pub and Shop**

**Downstairs Study**

**Connecting Kitchen/Dining Room Ideal for Entertaining**

**11' Living Room with Wood Burning Stove**

**Just 4 Miles from Ross-on-Wye Town Centre**

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11 Cox's Meadow is set on the outer edge of Lea village within easy access of the local primary school, on a good bus route or an easy drive to the historic market town of Ross-on-Wye. Lea itself has, in addition to the primary school, a pub, shop, church and popular village hall making it a very well serviced village.

The property has excellent access to the A40 and from there, just a short drive to the major motorway network, giving first class accessibility to many major cities and local airports such as Birmingham, Bristol and Cardiff.

Inside is a well-presented and flowing home. On the ground floor is the Living Room, Kitchen, Dining Room, Study and Cloakroom. Both the Living Room and Dining Room have dual aspects including French doors leading onto the rear garden/patio, making lovely, light rooms.



To the first floor are four bedrooms together with the family bathroom/w.c. The main bedroom has built-in wardrobes and en-suite shower room, whilst the second bedroom also benefits from a further set of built-in wardrobes.

To the front of the property is a large driveway, easily capable of accommodating four vehicles, which leads to the double garage, with up and over doors. To the rear is a paved patio, ideal for alfresco dining, which gives access to a lawned area, both of which are south-easterly facing. A path leads to the back of the house, and a pedestrian door into the rear of the garage, allowing access for retrieval of tools etc.

In conclusion, number 11 is a well-presented and practical home, which would suit a number of different perspective purchasers. We would therefore recommend an early viewing in order to appreciate all this property has to offer.

**BT Broadband Availability Speeds: Up to 73Mb**

(Quoted from [www.bt.com/broadband/availability](http://www.bt.com/broadband/availability) by using the property's postcode)

**Services:** Mains Water, Electricity and Drainage are connected. LPG Central Heating

**Outgoings:** 'E' Council Tax Band **EPC Rating: 'D'** (Full EPC Rating available)



**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

**Tenure:** We are advised that the property is Freehold

**Directions:** Leave the eastern outskirts of Ross at Hildersley Roundabout (Ross Fire Station) taking the A40 towards Gloucester. Pass through the village of Weston-under-Penyard, and continue towards Lea. You will enter Lea through a pair of 30 MPH signs and around a right hand bend, 300 yards after this you will see the entrance to Lea C.E. Primary School on the left, and immediately after this on the left is the entrance to Cox's Meadow. Number 11 is towards the end of the close on the right hand side marked by our for sale board.

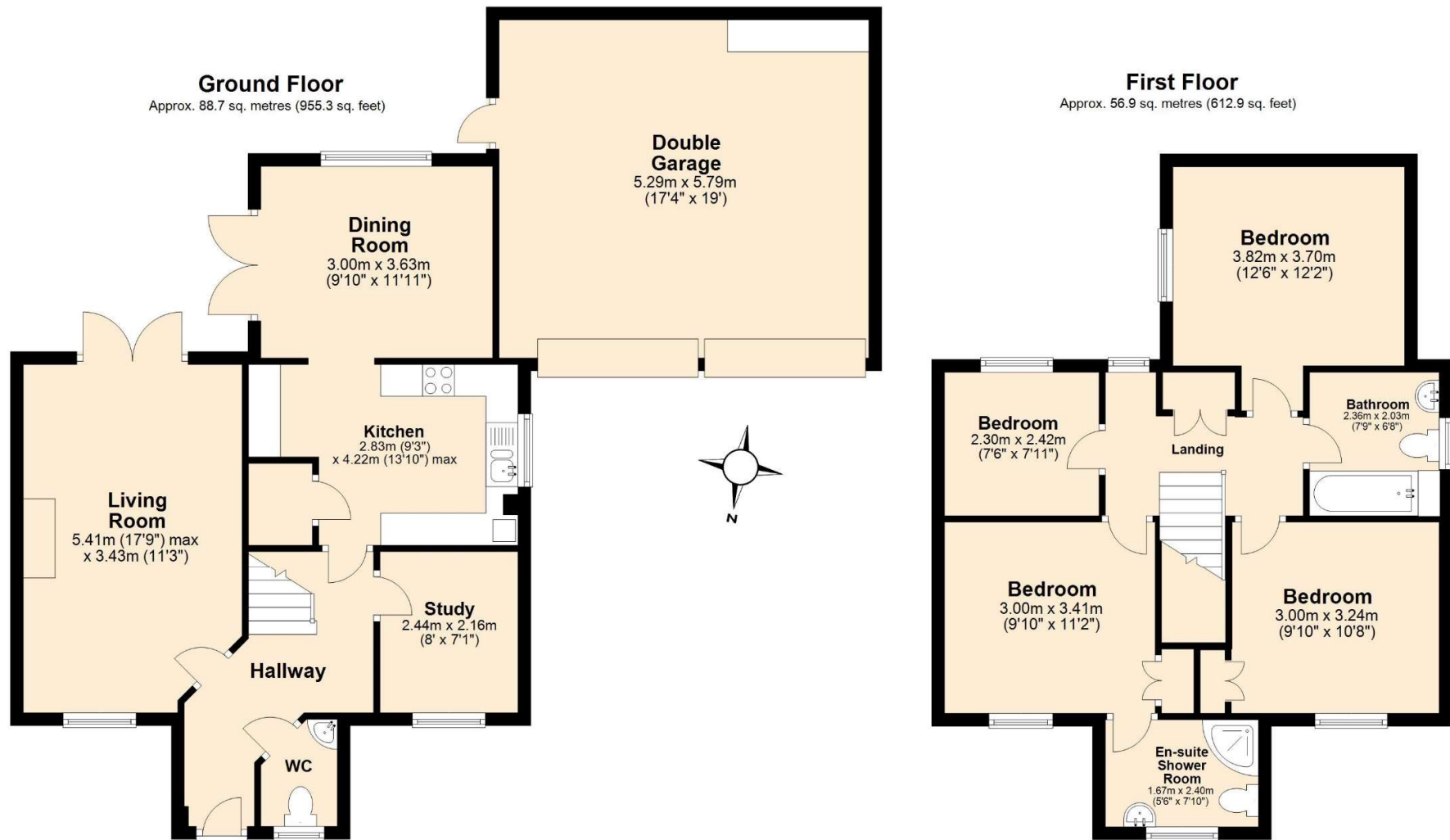
**What3words:** ///triathlon.bench.pill

**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 co-operation in order that there is no delay in agreeing the sale.



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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



**Ground Floor**  
Approx. 88.7 sq. metres (955.3 sq. feet)

**First Floor**  
Approx. 56.9 sq. metres (612.9 sq. feet)

Total area: approx. 145.7 sq. metres (1568.2 sq. feet)



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