



Ash House, Bromsash
Ross-on-Wye, Herefordshire, HR9 7PL



**MORRIS
BRICKNELL**





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Ross-on-Wye, Herefordshire, HR9 7PL

Guide:
£649,000

An Individually Designed and Exceptionally Spacious 4/5 Bed Detached House

The House Enjoys a Half Acre + Plot on the Outskirts of the Hamlet

Outstanding Principal Room Proportions with Far Reaching Rural Views

Genvex Whole House Heat Recovery Ventilation System & Beam Central Vacuum System

18' Double Garage with Store Room and Rear Stairs to Dedicated Office/Study/Studio Over

Sun Terrace, Pergola, 20' Fish Pond and Further Small Garden Lake with Weeping Willow

Extensive Rear Garden with Many Fine Species and Woodland/Copse to Rear

Constructed in 1994 to an energy efficient and healthy design by the Architect son of the current owner, Ash House stands on the north western outskirts of the hamlet of Bromsash, some 4 miles east of the market and tourist town of Ross-on-Wye and some 13 miles west of the cathedral city of Gloucester. Not surprisingly, considerable thought was involved in design considerations, and one of the attractive features incorporated into the façade is the dentil frieze in the brickwork surrounding the front sitting room and in the area above the double garage doors. Much thought was also given to the sun terrace, pergola and pond area directly adjacent the conservatory.

Internally, the house flows very well from the exceptionally light and welcoming reception hall with its elegant timber staircase. To the right of the reception hall is the 16' sitting room with windows to two elevations, the front windows looking out across farmland towards beautiful Linton Ridge. A further door from this room leads through to the 21' living room, which has a superb, recessed wood burning stove set within a brick fireplace. Glazed double doors from here lead through to the 13' conservatory, from which double doors lead out onto the sun terrace with pergola over and fine pond adjacent.

The 17' kitchen/breakfast room is well appointed, and has a south westerly outlook over the rear garden, whilst adjacent is the most practical utility room. A 15' study and cloaks and w.c. complete the ground floor accommodation. Central heating on the ground floor is from an underfloor system, thus meaning the placement of furniture is made particularly easy, not having to consider radiators. Moreover, the whole house heat recovery and ventilation system minimises heat loss. Vacuuming is also made infinitely simpler with the Beam central vacuum system.

The elegant wooden staircase rises to a particularly light galleried landing. The four double bedrooms all lead off the landing, the principal rear bedroom having en-suite shower and w.c. in a 'jack and jill' arrangement with another bedroom. Opening directly from the master bedroom is the wooden balcony which over looks the rear garden. One



bedroom has an attractive mezzanine level ideal for a teenager or friends to visit. There is also a full family bathroom with corner bath, w.c. and stand alone shower cubicle.

The house stands towards the forward end of the extremely generous plot, the land extending in total to approaching 0.6 acre. Having been involved with horticulture and plants for most of his professional life, the current owner designed and landscaped the garden with a wide variety of trees and shrubs, and in its prime, the rear garden was a scene to behold. As life has gone on, the gardens became significantly overgrown, and substantial recent surgery has trimmed back the growth considerably. Given time and effort, we believe that the gardens could once again become not only beautiful but also a haven for wildlife. The area of copse and woodland to the extreme rear of the plot in particular throngs with wildlife. **On this brochure we have shown some photos of the original 'manicured' garden, and some as it is today.**

For those who may wish to work from home, or require a studio/sewing room there is a very well appointed 24' office/studio over the double garage, and this is approached via its own dedicated stairway to the rear of the garage.

NOTE: Extreme caution required. At this time of year, the boarded sun terrace between conservatory and pond is extremely slippery. Do exercise extreme caution in this area, and do not walk down the wooden steps.



Directions: Leave the eastern outskirts of Ross at Hildersley roundabout, taking the A40 towards Gloucester. At the mini roundabout in Weston-under-Penyard, turn left, carefully proceeding to the minor crossroads in the centre of Bromsash. Turn left, and after approx. 300yds on the left hand side, turn left into a small cul de sac, bearing right almost immediately to drive to the front of Ash House.

BT Broadband Availability Speeds: Up to 30Mb.
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

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

Outgoings: 'G 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

What3words: [///left.fuse.choppers](https://www.what3words.com/#!/left.fuse.choppers) **Tenure:** Freehold

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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 312.4 sq. metres (3362.4 sq. feet)



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