



Benhall House, Wilton
Ross-on-Wye, HR9 6AG



**MORRIS
BRICKNELL**





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Guide:
£495,000

Generously Proportioned Four Bedroomed Detached Family House

Property Stands Just Over a Mile West of Ross Town Centre

House has an Open Easterly Outlook Over the Valley of The Wye

Welcoming 11' Reception Hall, Superb 22' Living Room & 11' Dining Room

Approx 1600 sq.ft of Individually Designed Accommodation

Huge Gravel Parking/Turning Area to Front of House

65'square Lawned Rear Garden with See Through Fence Beyond

Walking Distance of Excellent Range of Local Amenities

Benhall House was constructed to an individual and generously proportioned design some 35 years ago and occupies a gently sloping site which enjoys an easterly aspect across the valley of the River Wye and the A40 dual Carriageway. A splayed access drive and double wooden gates leading off Benhall Lane open onto an expansive courtyard providing excellent parking and turning facilities for several vehicles.

The front door opens to a totally enclosed porch leading to a most welcoming reception hall, off which is the superb 22' living Room, with double glazing to both east and west elevations. A wide-open way leads to the 11' dining area, from where a door into the hall enables access to the well fitted kitchen, laundry/utility room and ground floor cloaks and wc.

The stairs together with a seated stair lift rise to the galleried landing, off which are the 4 bedrooms, the 17' master bedroom enjoying a large shower room and wc and a lovely large double glazed window looking eastwards over the Wye Valley. There is then also the family bath/shower room and wc.



Fringing the large gravelled courtyard to the front of the property are a range of shrubs and flowers including Roses, Cotoneaster, Holly, Camellia, Hydrangea and others.

Lying to the north of the house is the detached garage of brick elevations under a double pitched and hipped concrete tiled roof. This has a wide window to the rear, part glazed side door, light, power and roof storage space.

Concrete paved paths lead along either side of the house to the east of the property where there is a fine lawned garden approx. 65' x 65' with a circular paved sun terrace set just off centre. Arranged around the sides of the garden, shrubs and flowers include Roses, Variegated Holly, fine cut Acer, Honey suckle, Hebes and others.

BT Broadband Availability Speeds: Up to 36Mb.
(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: 'F' 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: ///reboot.code.fuzz

Tenure: We are advised that the property is Freehold

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.

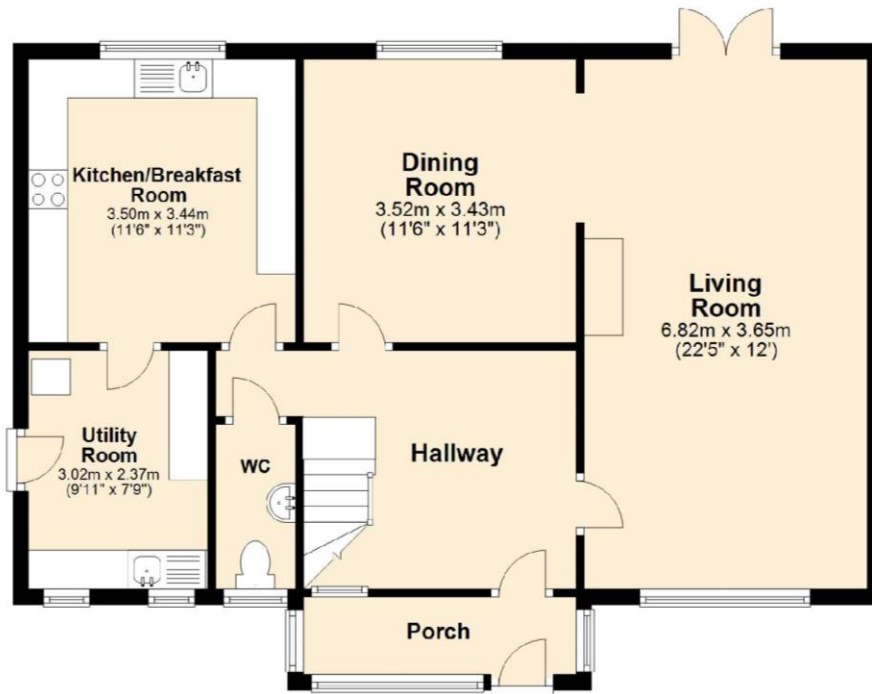


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

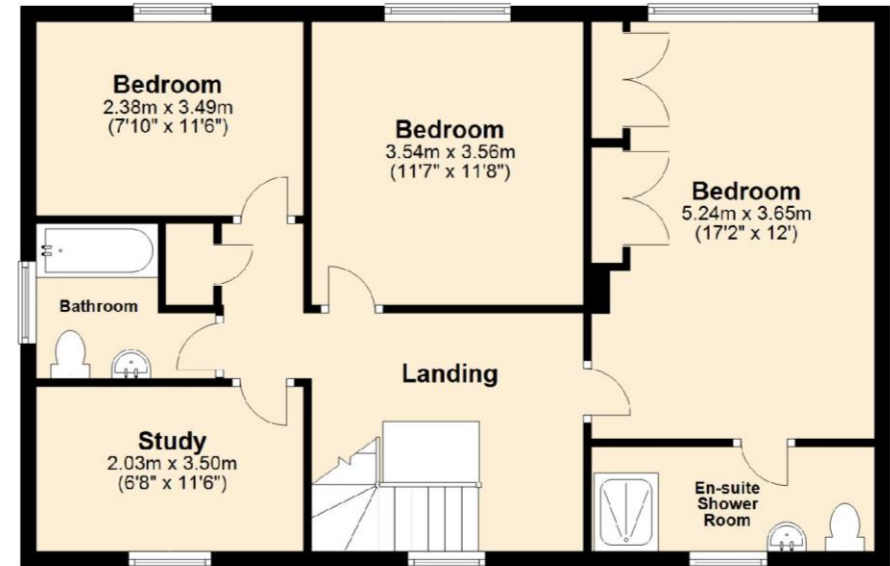
Ground Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



First Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 150.9 sq. metres (1624.1 sq. feet)



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