



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



**MORRIS  
BRICKNELL**









# Benhall House, Wilton

Ross-on-Wye, HR9 6AG

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**

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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](http://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.





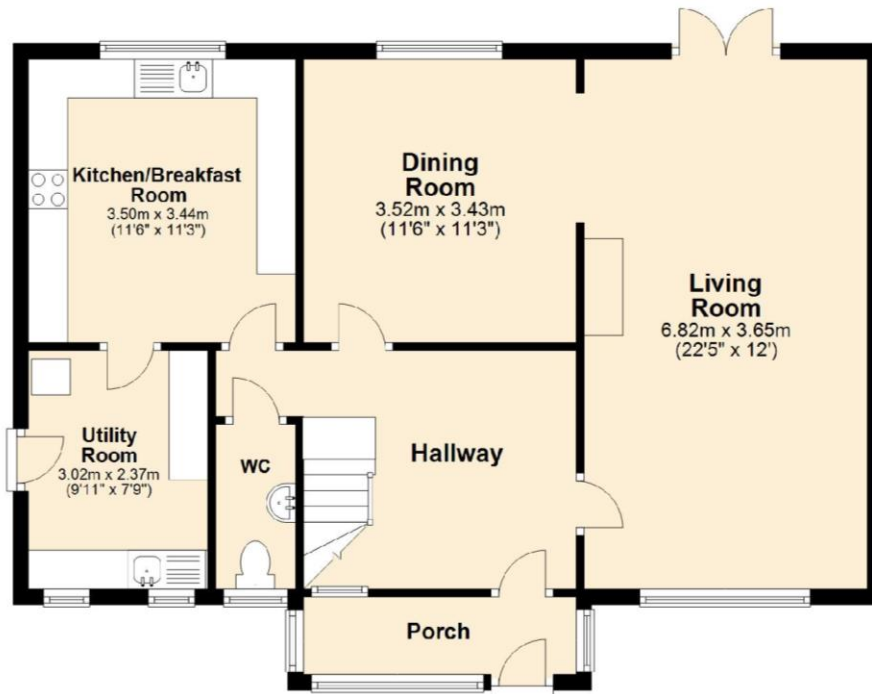
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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

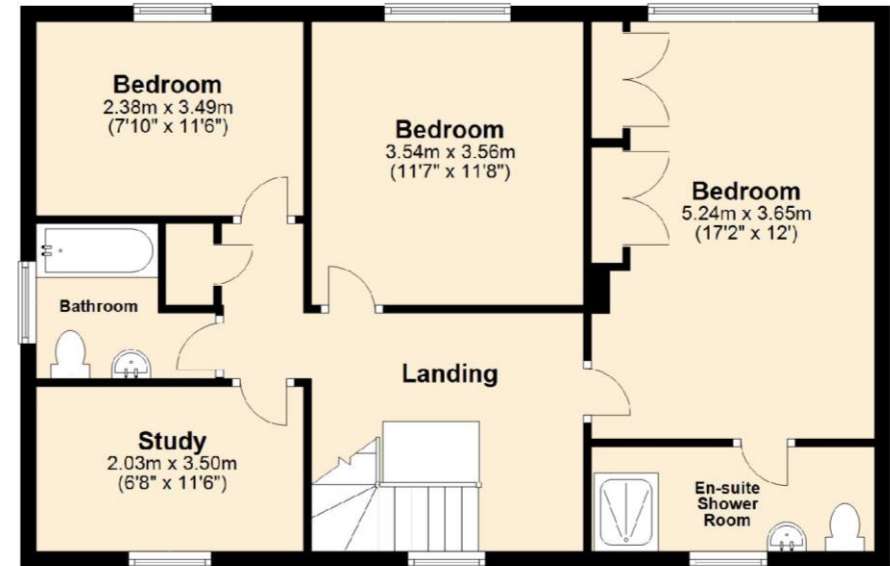
### Ground Floor

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)

*MB*

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