



Riston, Peterstow
Ross-on-Wye, Herefordshire, HR9 6LD



**MORRIS
BRICKNELL**





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Guide:
£665,000

Generously Proportioned Four Bedroom Detached Bungalow

Enviably Location Fronting on to the Fine Village Common

Mature, Richly Stocked Gardens to both Front & Rear

29' Lounge/Study, 14' Dining Room, 16' Kitchen & 21' Conservatory

24' Barn/Workshop, Garage, Capacious Driveway & 14' Greenhouse

Easy Walk Shop, Post Office, Church, Pub & Regular Bus Service

Approaching 2,000sq ft of Centrally Heated & Double Glazed Accommodation

Riston occupies an appealing location fronting directly onto the village common in the sought after village of Peterstow, some 3 miles west of the market and tourist town of Ross-on-Wye.

Occupying a level corner site extending to approaching ½ an acre, the bungalow lies centrally within its plot, with a most generous tarmac driveway leading to both bungalow and outbuildings on the northern side of the dwelling.

Room dimensions are generous, and the 29' lounge/study has windows to three elevations allowing the room to have a very high degree of natural light. Adjacent is the dining room, both these rooms having superb Oak flooring. Adjacent is the refitted kitchen, and accessed directly therefrom is the exquisite 21' conservatory which opens directly on to the rear sun terrace and south facing garden. There are four bedrooms, the master bedroom having an excellent en-suite facility/wet room adjacent. Central heating is from an oil fired radiator system, whilst all principal windows are double glazed.



For those with a motorhome or special vehicle there is a high roofed 24' barn like outbuilding, with adjoining carport, whilst nearby is a smaller garage. Gardens to the north of the property comprise an area of lawn flanked by trees and shrubs including some a fine Acers, Mexican Orange Blossom, Laurel, Fastigiata, Yew and others.

To the east of the bungalow is a 60' walled garden and lawn, whilst to the south is a further generous area of lawn again surrounded by shrubs, trees and hedging, whilst to the west of the dwelling lies the extra large greenhouse and garden shed.

One of the reasons for the popularity of Peterstow is the range of amenities, all of which are within walking distance. These include a village shop, post office and off licence, church, pub and regular bus service. Moreover, the aforementioned central village common lends a wonderful ambience to the whole area. For those wanting good access to fast communications, the M50 motorway/A40 dual carriage way is accessible within 5 minutes' drive, enabling first class access to most parts of the country.

Services: Mains Water & Electricity are connected. Private Drainage.

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

Tenure: Freehold **BT Broadband Availability Speeds:** Up to 900Mb

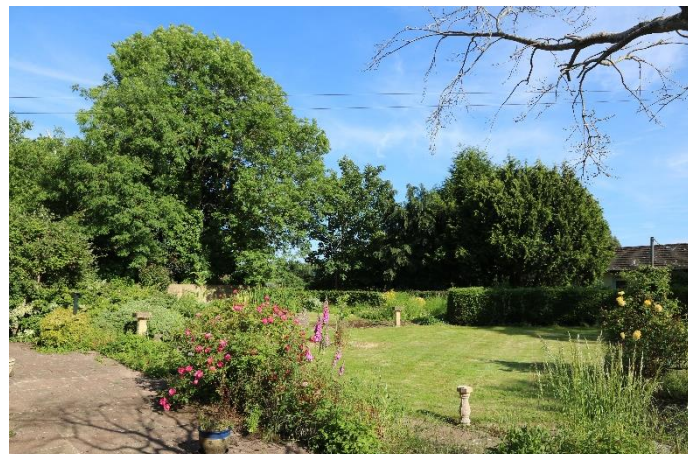


To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Directions: Leave the western outskirts at Wilton roundabout (BP service station) taking the A49 towards Hereford. On entering the village of Peterstow drive past the Yew Tree Pub on the right hand side, thereafter carefully taking the next left onto the minor lane which runs through the village common. After halting at the next junction, bear left, and then left again into the driveway for Riston.

What3words: [///parkway.lawfully.minus](https://www.what3words.com/#!/en/@@@parkway.lawfully.minus)

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. 177.9 sq. metres (1915.1 sq. feet)



Total area: approx. 177.9 sq. metres (1915.1 sq. feet)



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