



Hornbeam

Weston under Penyard | Ross on Wye | Herefordshire | HR9 7PA

FINE & COUNTRY



Step inside

Hornbeam

Guide price £895,000

Tucked away in the centre of Weston Under Penyard beneath the village church, this exceptional detached modern home provides generous accommodation with large, well-maintained gardens and beautiful views.

To the ground floor are several spacious reception rooms, a modern kitchen-breakfast room, utility and two double bedrooms, both with en-suite. There is another large double bedroom, a smaller single bedroom and a family bathroom to the first floor.

Outside are large gardens, with lovely views over surrounding countryside. There is a detached garage, summer house, covered dining area and plenty of parking with a gated driveway entrance.

Weston Under Penyard is a much sought after village located just a few miles east of Ross-on-Wye and is popular with families and retirees alike. The property itself is just a 5 minutes walk from the local Weston Cross Inn, Church, Parish Hall, playing field and bus service, with regular buses to Ross and Gloucester.

The property is accessed via an entrance porch, leading to an inner hallway. From here you can access an impressive open plan lounge-dining room, which offers a lovely sociable space to entertain guests or relax with family.

The lounge features French doors leading outside to the garden, with a second window looking out to the side patio. There is gas fire with surround to the centre of the far wall. The dining room is very generous in size, with space for a large dining table to seat plenty of guests. There are two large windows to the front aspect

and French doors leading into a large conservatory, which was rebuilt in 2017.

To the other end of the house is a beautifully fitted modern kitchen-breakfast room. The kitchen features high-quality units with black granite worksurfaces and central island. There are a selection of recently installed Neff integrated appliances to include double electric oven, fridge-freezer and dishwasher.

There is also a good sized utility room, added in 2014, with additional storage, worksurface, space and access outside, as well as a separate cloak room with W.C and wash basin.

The ground floor boasts a new home cinema room, which could easily be reverted to a bedroom as it was used previously. This room features fitted appliances to be included in the sale, including cinema seating and projector/tuner.

There are two spacious double bedrooms to the ground floor, each with en-suite, fitted wardrobes and garden views.

A staircase leads to the first floor where the main bedroom can be found, with a wonderful outlook over the rear gardens and towards the village church. There are dual walk in storage cupboards, one to each side of the room. There is also an additional single bedroom, which has been re-purposed as a useful home study, and a modern family bathroom which serves both bedrooms.

AGENT'S NOTE: The exterior of the property has recently been repainted and will appear different to the photography.









Step outside

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To the front of the property, a gated driveway leads up to a large parking area, with space for numerous vehicles, as well as a detached double garage with power, lighting and a roller door. There is additional lawn to the front of the property with hedging and trees to the boundary offering plenty of privacy.

Other features to the outside include; electric remote controlled entrance gates, new Zappi car charger in double garage, remote controlled door on double garage, burglar alarm and outside security lighting all around house and CCTV which is wired in.

The current owners landscaped the garden with the assistance of Meadow View Landscapes, and the property has been featured on You Tube - Weston Wildlife channel, where you can see hedgehogs, foxes, otter, tawny owl and numerous other wildlife passing through garden at night.

DIRECTIONS

From Ross-on-Wye proceed out on the A40 towards Gloucester. On entering the village, proceed and turn right onto School Lane (signposted village hall). The property can be found a short distance up this lane on the right hand side, immediately before the turning to the church car park.



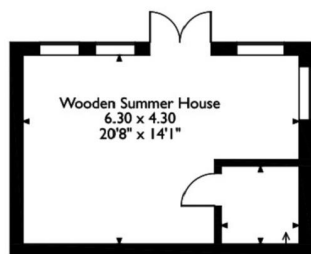
Horn Beam, Westonunder Penyard, Ross-on-Wye

Approximate Gross Internal Area
Main House = 245 Sq M/2637 Sq Ft

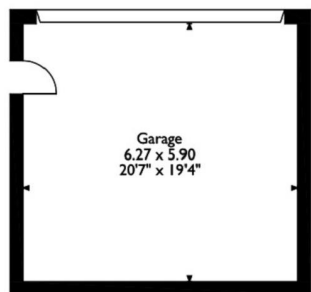
Garage = 37 Sq M/398 Sq Ft

Outbuilding = 27 Sq M/291 Sq Ft

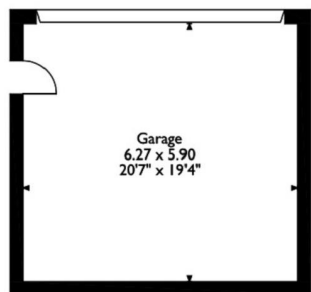
Total = 309 Sq M/3326 Sq Ft



Wooden Summer House
6.30 x 4.30
20'8" x 14'1"

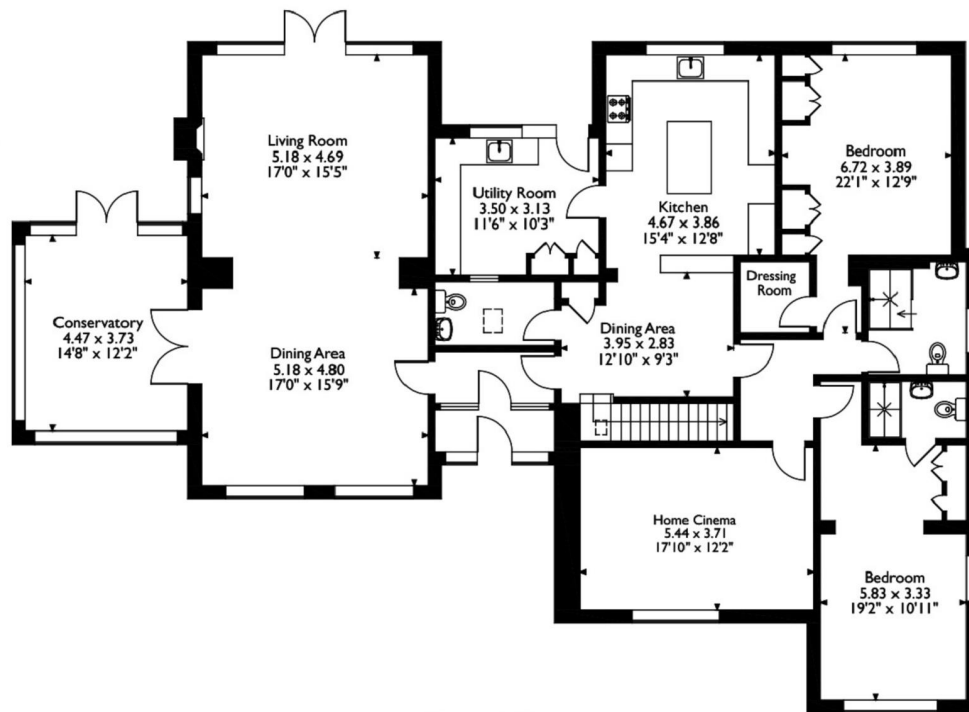


Summer House
1.78 x 1.78
5'10" x 5'10"

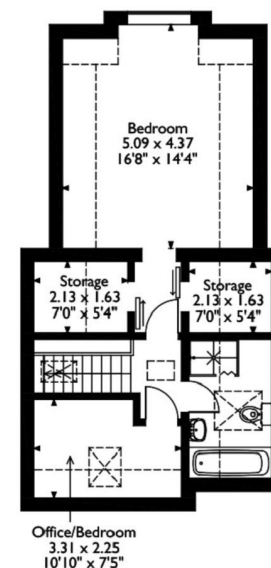


Garage
6.27 x 5.90
20'7" x 19'4"

Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 7PA | Tenure: Freehold | Tax Band: |G Authority: Herefordshire Council | Heating: Mains Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
		72	80
England & Wales		EU Directive 2002/91/EC	



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