



4 Chapel Meadows  
Llangrove | Ross-on-Wye | Herefordshire | HR9 6BS

FINE & COUNTRY





# Step inside

Guide price £595,000

This spacious, well presented modern home sits in a generous corner plot within a small development of properties in the much sought after village of Llangrove.

The property was built by the locally renowned developers Freeman Homes, and boasts five bedrooms, three bathrooms, a kitchen-dining room, utility and two reception rooms, as well as a generous garden, pleasant views and a garage.

Situated at the edge of the village, the property is within walking distance of the village pub, primary school and church. Ross-on-Wye and Monmouth are all less than 10 miles from the property, and the M50 is within a very short drive making this location ideal for commuting to places such as Cardiff, Bristol and Birmingham

## Step inside

The property has been redecorated throughout, including new flooring and presents a fresh, tasteful and modern finish.

The ground floor is entered via a large and welcoming hallway, giving access to 2 storage cupboards and a ground floor cloak room with wc and wash hand basin, and a staircase leading to the first floor.

The hallway then leads into a bright and spacious living room, with French doors leading out to the rear garden, offering a pleasant view over the surrounding countryside. There is a fireplace with attractive surround and recently installed woodburning stove, acting as a centerpiece for the room, and a bay window looking out to the front.

There is a good sized office located on the ground floor, ideal for those who work from home. This room would also be ideal as a children's playroom, music room, a separate snug or a formal dining room.

One of the most impressive rooms in the house is the open plan kitchen-diner, an attractive and inviting space perfect for entertaining guests. There are French doors leading out to the rear patio, as well as a window in the kitchen area overlooking the garden. The kitchen itself features plenty of base and wall units, with black granite worktops, and appliances include an eye-level electric oven, electric hob and built in dishwasher, with space for a large American style fridge-freezer.

Accessible directly from the kitchen is a utility room, with ample storage cupboards, worktop and sink, plenty of space and plumbing for appliances and a door leading out to the side of the house.



The first floor landing is light and open, with a pleasant front aspect, access to a loft hatch and an airing cupboard.

There are 5 bedrooms in total, all of which are generous in size. Two double bedrooms sit to the rear of the house, enjoying impressive far reaching views over the nearby countryside. One of these bedrooms features a modern en-suite shower room and both have built in wardrobes.

Another double bedroom sits to the side of the house looking out over the garden. A further double bedroom looks out to the front of the property, also with built in wardrobes.

Last but certainly not least, is a superb guest suite, boasting a large bedroom area with space for a sofa and desk, a built in wardrobe and tastefully finished en-suite bathroom.

As well as the two en-suites, there is also a modern family bathroom with bath, overhead shower, wc, wash hand basin and heated towel rail.

**Agents Note:** The vendor installed a 4.1kWp photo voltaic system in 2023 which the current EPC reflects

The property is accessed via a shared private road which is under the management of 5 residents













# Step outside

The property enjoys a generous corner plot, with beautifully maintained lawns to the rear, enclosed by fencing to the boundary. There is a patio area accessible from both the living room and kitchen, an ideal space for enjoying the hillside views to the rear of the property.

To the side of the house is a further sizable portion of ground, with a garden shed, and a recently added vegetable and fruit growing area, complete with raised beds and a greenhouse. There is an additional shed and a pergola, with patio areas ideal for taking in the south facing views.

To the front of the property is parking for three vehicles, and access to an attached garage with power, light and a rear door to the garden.

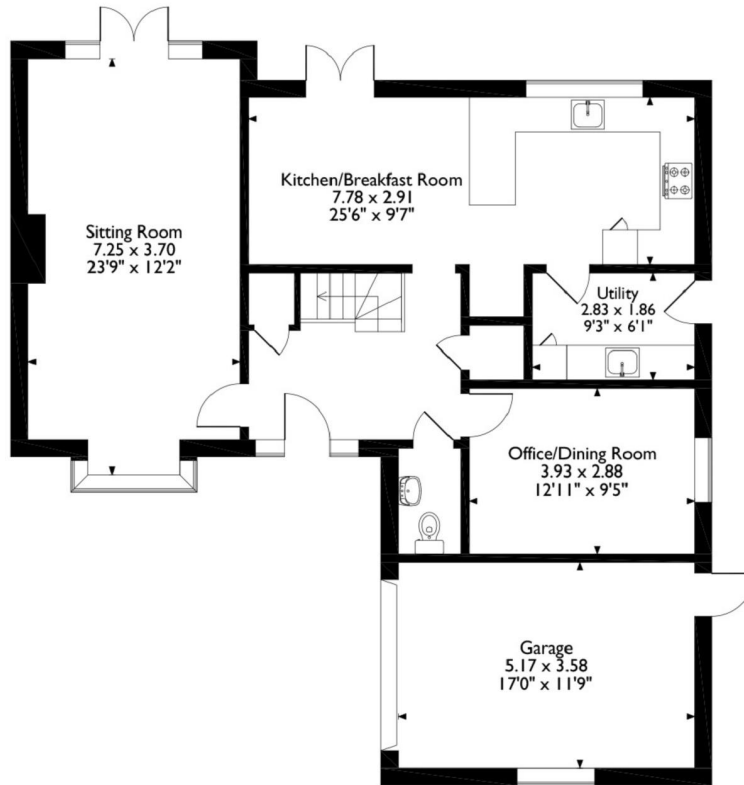
## DIRECTIONS

From either Ross-on-Wye or Monmouth, leave the A40 dual carriageway at Whitchurch and take the Llangrove Road found to the side of The Crown Inn. Drive in to the centre of the village, passing the school and church on your right-hand side and take the left hand turn just before the pub into Chapel Meadow, where the property will be found at the far corner.

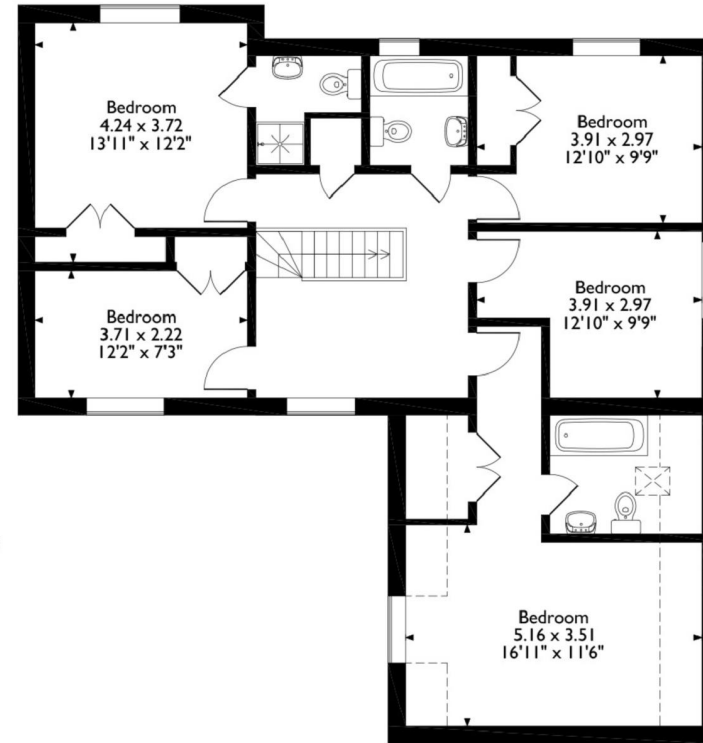




Approximate Gross Internal Area  
 Main House = 177 Sq M/1905 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 196 Sq M/2110 Sq Ft



**Ground Floor**



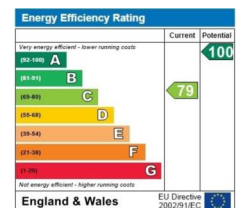
**First Floor**

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 6BS | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Oil | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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