



Meadow View
Aston Crews | Ross-on-Wye | Herefordshire | HR9 7LW

STEP INSIDE

Meadow View

- Spacious detached modern village home
- Incredible far reaching views over beautiful countryside
- Three double bedrooms, two bathrooms
- Spacious basement room with a wide range of potential uses
- Gardens, paddock, detached double garage
- Easy access to Lea village and Ross on Wye

STEP INSIDE

The property is accessed via a lovely welcoming reception hallway, with storage cupboard-pantry featuring fitted shelving, a cloak room with W.C and wash basin, and staircase leading to the first floor.

The hallway leads directly into a lovely bright and spacious living room, with incredible views across beautiful green countryside towards Ross on Wye and the hills beyond, with access outside via French doors to a wraparound balcony and paved sun terrace.

The modern kitchen is very well appointed, with a wide range of floor and wall mounted units incorporating many integrated Bosch appliances, as well as a breakfast bar with seating.

The dining room sits adjacent to the kitchen in a semi-open plan design, and is very generously proportioned, with French doors leading outside to the balcony, a side aspect window and a door leading into a wonderful sun room, with double atrium-style sky light above allowing plenty of light to fill the space, and French doors opening directly onto the enclosed sun terrace outside.

Towards the far end of the sun room is a utility room, offering plenty of additional storage, work surfaces and space/plumbing for appliances.

Further to the ground floor, you will find the principle bedroom suite. This sizable double bedroom has windows to three sides, with a very useful walk in wardrobe/dressing room. Just beyond the dressing area is a larger than average modern en-suite shower room and w.c. with high quality fittings.

To the first floor, you will find two additional double bedrooms, one of which offers a Juliette Balcony with stunning views, and the other having a window to side aspect, with built in wardrobe. To the landing is a shower room, with shower cubicle, W.C and wash basin.











STEP OUTSIDE

Meadow View

The property enjoys a wonderful plot, with so many practical aspects to enjoy. To the front of the house, a driveway leads to a large parking area with space for numerous vehicles.

As you skirt around the left side of the property, the driveway continues down to a detached double car port, with remote controlled roller door and power and lighting inside.

To the right side of the house, a gate takes you into an enclosed paved sun terrace, an excellent space to sit and enjoy the sunnier months.

Leading around to the rear of the house, you are greeted with a well tended lawned garden, which continues down to a paddock, separated from the garden with post and rail fencing and a vehicular gate.

The views from here are truly breathtaking, extending over classic rolling green Herefordshire countryside towards Ross on Wye and the Welsh hills.



Flanking the north east and south east sides of the property is a gravelled forecourt/ driveway providing parking for several vehicles and also enabling access to the excellent double garage.

One of the most appealing features of the property is a lower ground floor basement-workshop, currently accessible only from the outside. This useful and versatile space would be ideal for indulging in a range of hobbies and interests, and includes two very useful store rooms.

DIRECTIONS W3W

Moisture.pebble.intention



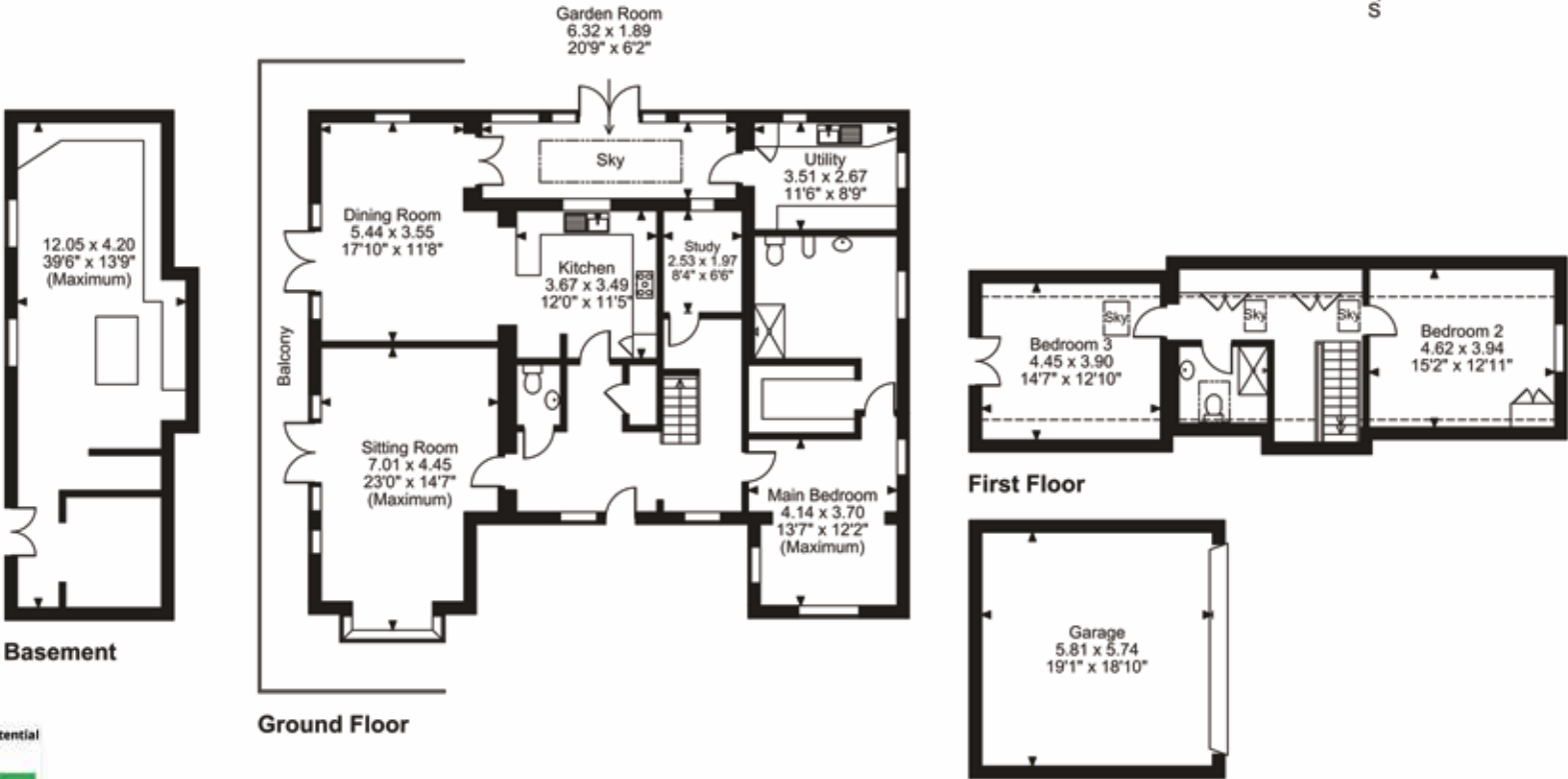
Meadow View Aston Crews, Ross-on-Wye

Approximate Gross Internal Area

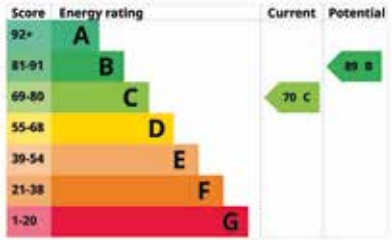
Main House = 2621 Sq Ft/244 Sq M

Garage = 359 Sq Ft/33 Sq M

Total = 2980 Sq Ft/277 Sq M



Council Tax Band: F
Tenure: Freehold



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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FINE & COUNTRY



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