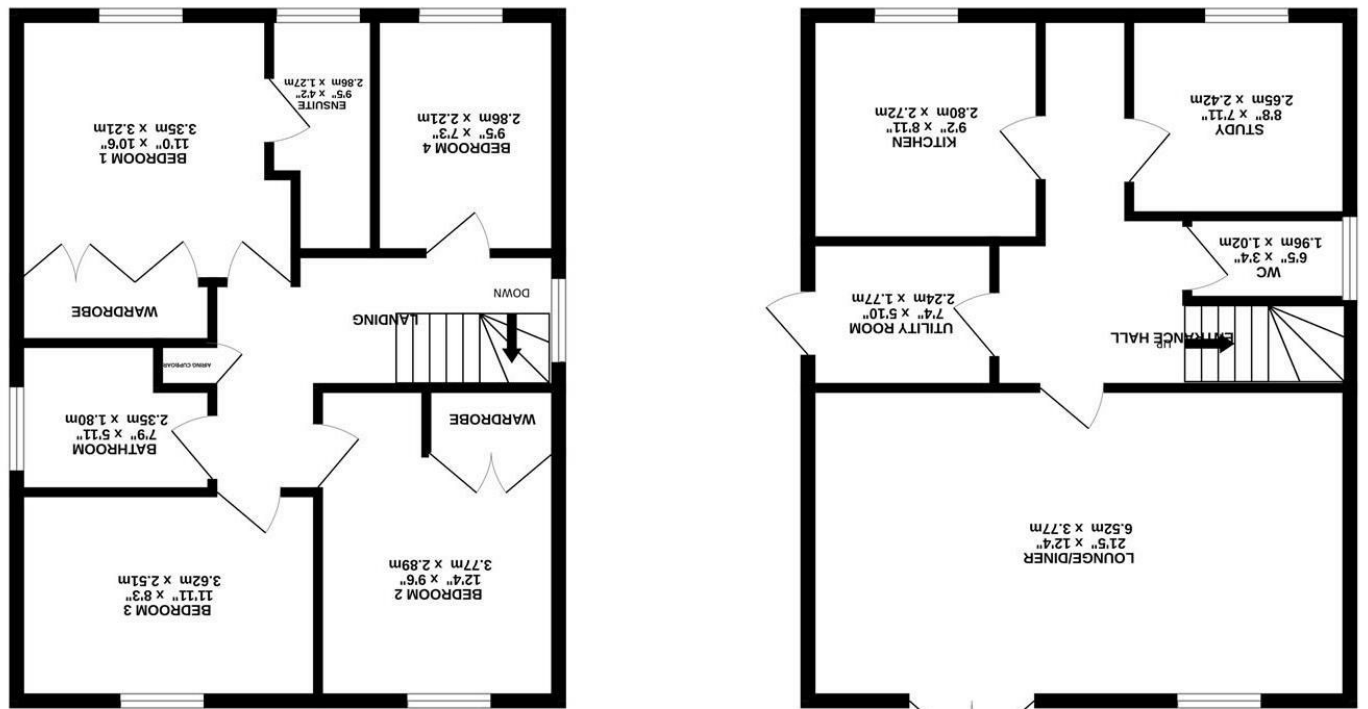


MISREPRESENTATION DISCLAIMER

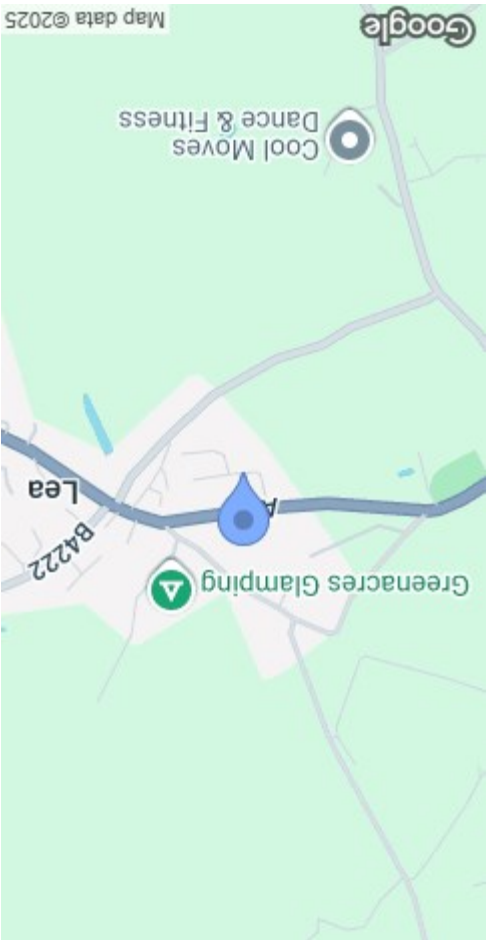
Energy Efficiency Rating	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very Energy Efficient (A+)	100-105 kWh/m <sup>2</sup> /year (A+)	100-105 kWh/m <sup>2</sup> /year (A+)	100-105 kWh/m <sup>2</sup> /year (A+)	100-105 kWh/m <sup>2</sup> /year (A+)
Very Energy Efficient (A)	86-100 kWh/m <sup>2</sup> /year (A)	86-100 kWh/m <sup>2</sup> /year (A)	86-100 kWh/m <sup>2</sup> /year (A)	86-100 kWh/m <sup>2</sup> /year (A)
Energy Efficient (B)	61-86 kWh/m <sup>2</sup> /year (B)	61-86 kWh/m <sup>2</sup> /year (B)	61-86 kWh/m <sup>2</sup> /year (B)	61-86 kWh/m <sup>2</sup> /year (B)
Energy Efficient (C)	46-61 kWh/m <sup>2</sup> /year (C)	46-61 kWh/m <sup>2</sup> /year (C)	46-61 kWh/m <sup>2</sup> /year (C)	46-61 kWh/m <sup>2</sup> /year (C)
Energy Efficient (D)	31-46 kWh/m <sup>2</sup> /year (D)	31-46 kWh/m <sup>2</sup> /year (D)	31-46 kWh/m <sup>2</sup> /year (D)	31-46 kWh/m <sup>2</sup> /year (D)
Energy Efficient (E)	16-31 kWh/m <sup>2</sup> /year (E)	16-31 kWh/m <sup>2</sup> /year (E)	16-31 kWh/m <sup>2</sup> /year (E)	16-31 kWh/m <sup>2</sup> /year (E)
Energy Efficient (F)	1-16 kWh/m <sup>2</sup> /year (F)	1-16 kWh/m <sup>2</sup> /year (F)	1-16 kWh/m <sup>2</sup> /year (F)	1-16 kWh/m <sup>2</sup> /year (F)
Energy Efficient (G)	1-16 kWh/m <sup>2</sup> /year (G)	1-16 kWh/m <sup>2</sup> /year (G)	1-16 kWh/m <sup>2</sup> /year (G)	1-16 kWh/m <sup>2</sup> /year (G)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



# 30 Squires Meadow

Lea, Ross-On-Wye HR9 7WA



£369,500

AS THE FORMER SHOW HOME, THIS VERY WELL PRESENTED MODERN FOUR BEDROOM DETACHED FAMILY HOME has MASTER EN-SUITE, KITCHEN fitted with PREMIUM APPLIANCES plus SEPARATE UTILITY, TWO FURTHER RECEPTIONS, SOUTH FACING REAR GARDENS situated in a POPULAR VILLAGE LOCATION.

The property is located in the village of Lea which offers a shop, mobile Post Office service, public house, village hall with newly built play area, garage, church and a primary school. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via double glazed front door into:

**ENTRANCE HALL**

Engineered oak flooring, stairs leading off, radiator, thermostat control.

**CLOAKROOM**

6'7 x 3'4 (2.01m x 1.02m)

WC, wash hand basin, radiator, tiled floor, extractor fan, side aspect frosted window.

**KITCHEN**

9'8 x 8'5 (2.95m x 2.57m)

The kitchen comprises a range of base and wall mounted units with laminated worktops and splashbacks, one and a half bowl stainless steel sink unit with mixer tap, integrated NEFF oven with four ring gas hob and extractor fan over, integrated NEFF dishwasher and fridge / freezer, tiled floor, double radiator, inset spotlighting, front aspect window.

**LOUNGE / DINER**

21'5 x 12'4 (6.53m x 3.76m)

Door to under stairs storage cupboard, two radiators, TV and telephone point, rear aspect window, rear aspect double opening French doors.

**UTILITY ROOM**

7'3 x 5'9 (2.21m x 1.75m)

Base units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring, consumer unit, single radiator, half glazed side door.

**STUDY**

9'2 x 8'9 (2.79m x 2.67m)

Radiator, front aspect window.

FROM THE ENTRANCE HALL, STAIRS TO THE FIRST FLOOR.

**LANDING**

Access to roof space, door to airing cupboard with slatted shelving and storage space, side aspect window.

**MASTER BEDROOM**

11'0 x 10'6 (3.35m x 3.20m)

Additional recess housing built-in triple wardrobes, TV and telephone point, radiator, front aspect window.

**EN-SUITE**

9'2 x 4'2 (2.79m x 1.27m)

Tiled shower cubicle with inset overhead and detachable hand shower, WC, wash hand basin with mixer tap, inset spotlighting, chrome heated towel rail, front aspect frosted window.

**BEDROOM 2**

12'7 x 10'7 (3.84m x 3.23m)

Built-in double wardrobe, radiator, rear aspect window with far reaching elevated views.

**BEDROOM 3**

12'0 x 9'10 (3.66m x 3.00m)

Single radiator, rear aspect window with far reaching elevated views.

**BEDROOM 4**

9'5 x 7'4 (2.87m x 2.24m)

Radiator, front aspect window.

**BATHROOM**

7'7 x 6'1 (2.31m x 1.85m)

Panelled bath with mixer tap, inset Mira overhead shower system, WC, wash hand basin, tiled flooring, tiled splashbacks, chrome heated towel rail, shaver point, side aspect frosted window.

**OUTSIDE**

To the front of the property, there is a block paved driveway for the parking of two vehicles, outside water tap, gated side access to rear gardens. The generous south facing rear garden is mainly laid to lawn and comprises of a patio seating area, outside lighting and power point, all enclosed by brick walling and wood panel fencing.

**SERVICES**

Mains water, electricity and drainage. LPG heating.

**MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

Welsh Water - to be confirmed.

**LOCAL AUTHORITY**

Council Tax Band: E  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

**TENURE**

Freehold.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Gloucester, proceed along the A40 passing through Huntley and Longhope into the village of Lea. Continue straight over the traffic lights at the crossroads in Lea, pass the garage on the left and Squires Meadow can be found after a short distance on the right hand side, as marked by our 'For Sale' board.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

