



The Steps
Goodrich | Ross-on-Wye | Herefordshire | HR9 6HX

INTRODUCTION

The Steps

- Four bedrooms, two reception rooms and three bathrooms
- Excellent kitchen, dining and family room
- Superb principal suite with en-suite and dressing area
- Eco features including air source heating, solar panels and battery storage
- Established gardens, open fronted garage, garden storage and a gym/office/studio
- Walking distance to local amenities, all with NO ONWARD CHAIN.

The village of Goodrich offers a strong sense of community alongside a good range of amenities. It has two highly regarded country pubs, The Hostellerie and The Cross Keys, as well as a castle set in beautiful countryside overlooking the River Wye. The village also benefits from a village hall that transforms into a pop-up cinema <https://goodrichvillagehall.co.uk/> alongside St Giles Church, Goodrich Tennis Club, a village school, and a cricket club. Although all of the amenities are within walking distance of the property, there is also a bus stop outside.

Goodrich is positioned between Monmouth and Ross-on-Wye, both offering a good selection of independent shops, cafés, pubs and restaurants, as well as comprehensive schooling options. Monmouth is also home to the independent Haberdashers' Schools, including Monmouth School and Monmouth School for Girls, as well as Llangattock School, Monmouth.

Road connections are excellent, with the A40 nearby providing straightforward access towards Gloucester, Cheltenham and the Cotswolds in one direction, and towards Bristol, Newport and the M4 corridor in the other, opening routes to Cardiff and London. In addition, the nearby M50 at Ross-on-Wye links into the M5, offering further connectivity to the Midlands and the South West.

STEP INSIDE

The Steps was designed and built by the current owners and completed in 2019. Modern, stylish and well-proportioned spacious rooms were at the heart of

the build, alongside a strong focus on energy efficiency, which is why air source heating was chosen, with 14 solar panels and battery storage added just last year resulting in an 'A' rated EPC.

The ground floor benefits from underfloor heating throughout. The entrance hall, dining room and sitting room all have engineered oak flooring. Both reception rooms are generously proportioned, with the sitting room featuring a fireplace with a woodburning stove and French doors opening onto the garden, while the dining room enjoys a walk-in bay window. Bespoke, made-to-measure shutters and blinds have been fitted virtually throughout and are included in the sale.

The true heart of the home is the stunning kitchen, dining and family room. The stylish kitchen, with quartz worktops, is complemented by walls finished in Farrow & Ball's Elephant's Breath, along with Mandarin Stone wall tiles and limestone flooring also supplied by Mandarin Stone. The kitchen includes glass display cabinets and integrated Neff appliances, including two 'hide and slide' ovens, a matching induction hob, a Neff fridge and a freezer. There is also a separate wine cooler. The space enjoys a double aspect outlook, with a Belfast sink positioned beneath one of the windows. Bi-fold doors open from the dining area onto the patio, seamlessly extending the living space during the summer months. The dining area also offers ample room for sofas and comfortable seating, creating a relaxed family and entertaining space.

Practical areas include a cloakroom, cloaks cupboard and a utility room with an external door leading to the garden.

The staircase rises to the part galleried first floor landing, where there is space for a chandelier-style light fitting to hang centrally. There are four double bedrooms, two of which benefit from en-suite facilities. There is a modern family bathroom. The principal bedroom features a stylish en-suite and a clever dressing area to the rear with fitted hanging space and shelving.









STEP OUTSIDE

The Steps

A short flight of steps lead up to the front door, giving the property its name and a walled front garden where there is an array of colourful planting. Side gates provide access to the completely enclosed rear garden which is beautifully established and full of colour. There is a south and west facing patio of Indian sandstone, where you can sit and enjoy views of innumerable shrubs and maturing trees including acers, apples, ornamental pears and multistem birches all providing privacy from neighbouring properties. Every garden desire has been catered for, with a lawn for recreation, a dedicated vegetable growing area with raised beds, Arden shed and an excellent Rhino greenhouse.

To the rear electronically operated double gates lead to a parking area with space for several vehicles in front of an open fronted garage, The second garage has been thoughtfully divided to provide a lockable store and a studio, ideal for use as a home office, gym or studio. There is a wall mounted EV charger.

AGENTS NOTES:

The first section of the driveway, before the gated entrance, belongs to the neighbouring property; however, the owners of The Steps have a right of access over it in order to reach their own private driveway.

We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

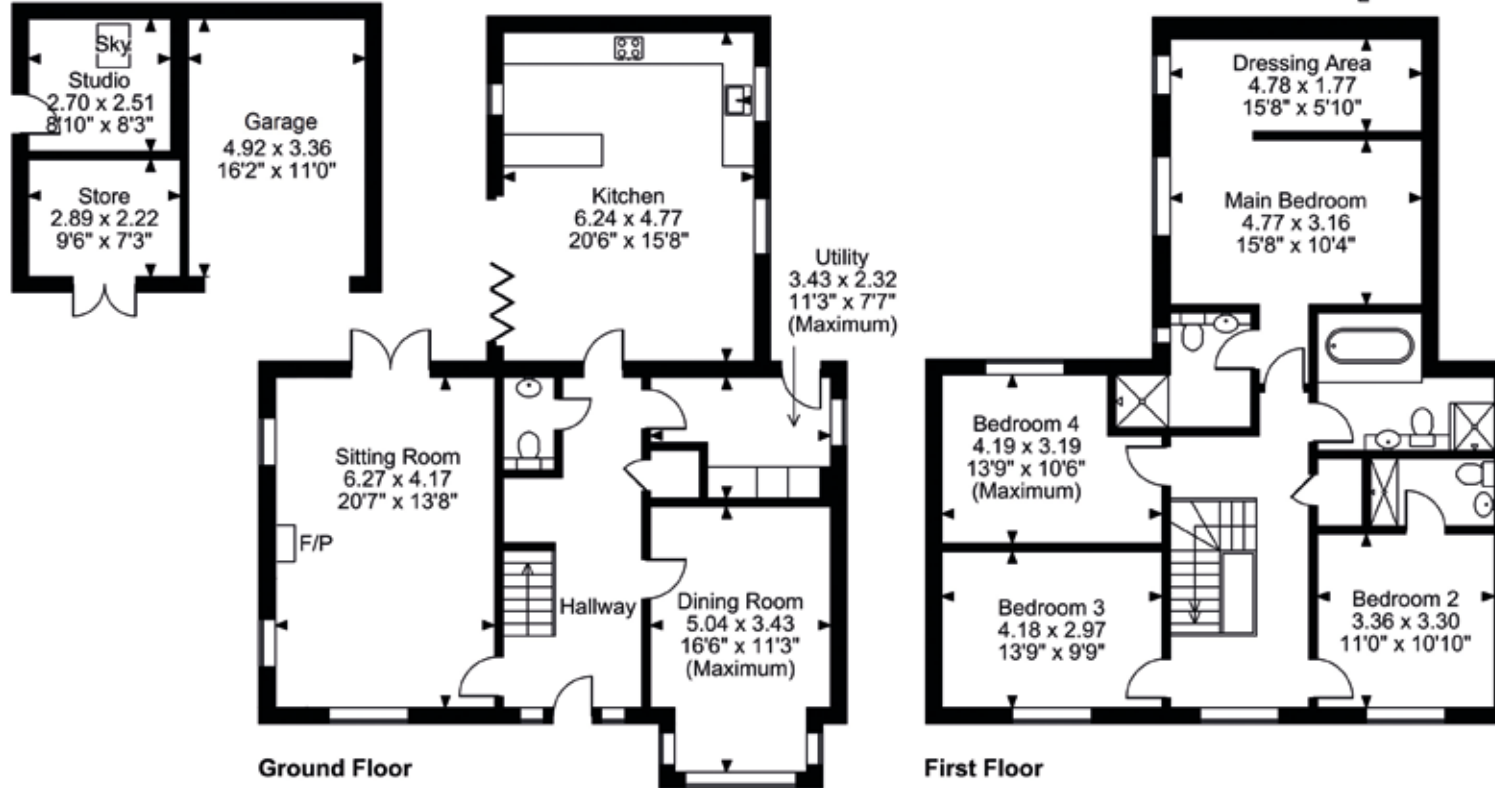
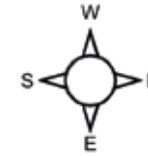
DIRECTIONS W3W

[Pins.entrusted.latches](https://www.pins.entrusted.latches)





The Steps Goodrich, Ross-on-Wye
Approximate Gross Internal Area
Main House = 2095 Sq Ft/195 Sq M
Garage = 176 Sq Ft/16 Sq M
Studio & Store = 146 Sq Ft/14 Sq M
Total = 2417 Sq Ft/225 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: F
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A	W.A.	W.A.
81-91	B		
68-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed



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