



Ariconium Place, Weston under Penyard
Herefordshire HR9 7HF

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At £325,000, this represents an excellent opportunity to secure a well-appointed home in a sought-after village setting.

A beautifully presented, high-specification home designed for effortless living within a small, established community. Ideal for those looking to rightsize without compromise. Combining modern open-plan living with practical design features, this home offers a relaxed lifestyle in a well-connected Herefordshire village.

Property features at a glance

- Contemporary fitted kitchen with integrated appliances
- Light-filled open-plan living space with direct garden access
- Two double bedrooms, both with ensuite facilities
- Built-in wardrobes providing excellent storage
- Modern Villeroy & Boch bathrooms with clean, neutral finishes
- Low-maintenance construction and layout
- Off-street parking with opportunity to build single garage
- Designed to offer ease of living, low ongoing upkeep and long-term comfort.



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Quality & Specification

Designed with long-term comfort and ease of living in mind, this beautifully presented home offers a level of specification that supports a simpler, more refined lifestyle.

Kitchen & Living

- Contemporary fitted kitchen with a clean, streamlined finish
- Integrated NEFF appliances for a seamless look and everyday convenience
- Generous open-plan layout designed for effortless living
- French doors opening directly onto the garden, bringing in natural light

Bedrooms & Bathrooms

- Two well-proportioned double bedrooms
- Both bedrooms benefit from private ensuite facilities, offering comfort and flexibility for guests
- Built-in wardrobes providing excellent storage without compromise
- Modern bathrooms incorporating Villeroy & Boch sanitaryware, finished in a neutral, timeless style

Practical Features

- Thoughtfully designed layout maximising usable space (approx. 874 sq ft)

Low-maintenance finishes throughout for ease of upkeep

- Off-street parking with potential to add a garage for further storage or security
- Freehold ownership for long-term peace of mind

Designed for Modern Living

- Energy-conscious design supporting efficient day-to-day living
- A home that is easy to manage, run and maintain
- Ideal for those looking to rightsize without sacrificing quality or comfort



Ariconium Place

Modern Living in a Well-Connected Village

Set in the sought-after village of Weston under Penyard, this home offers the ideal balance of countryside living and everyday convenience. Just two miles from Ross-on-Wye and within easy reach of the A40 and M50, it provides excellent links to Gloucester, Hereford and beyond, Weston-under-Penyard is a well-connected village, while enjoying a quieter pace of life in the Wye Valley.

The Heart of the Home

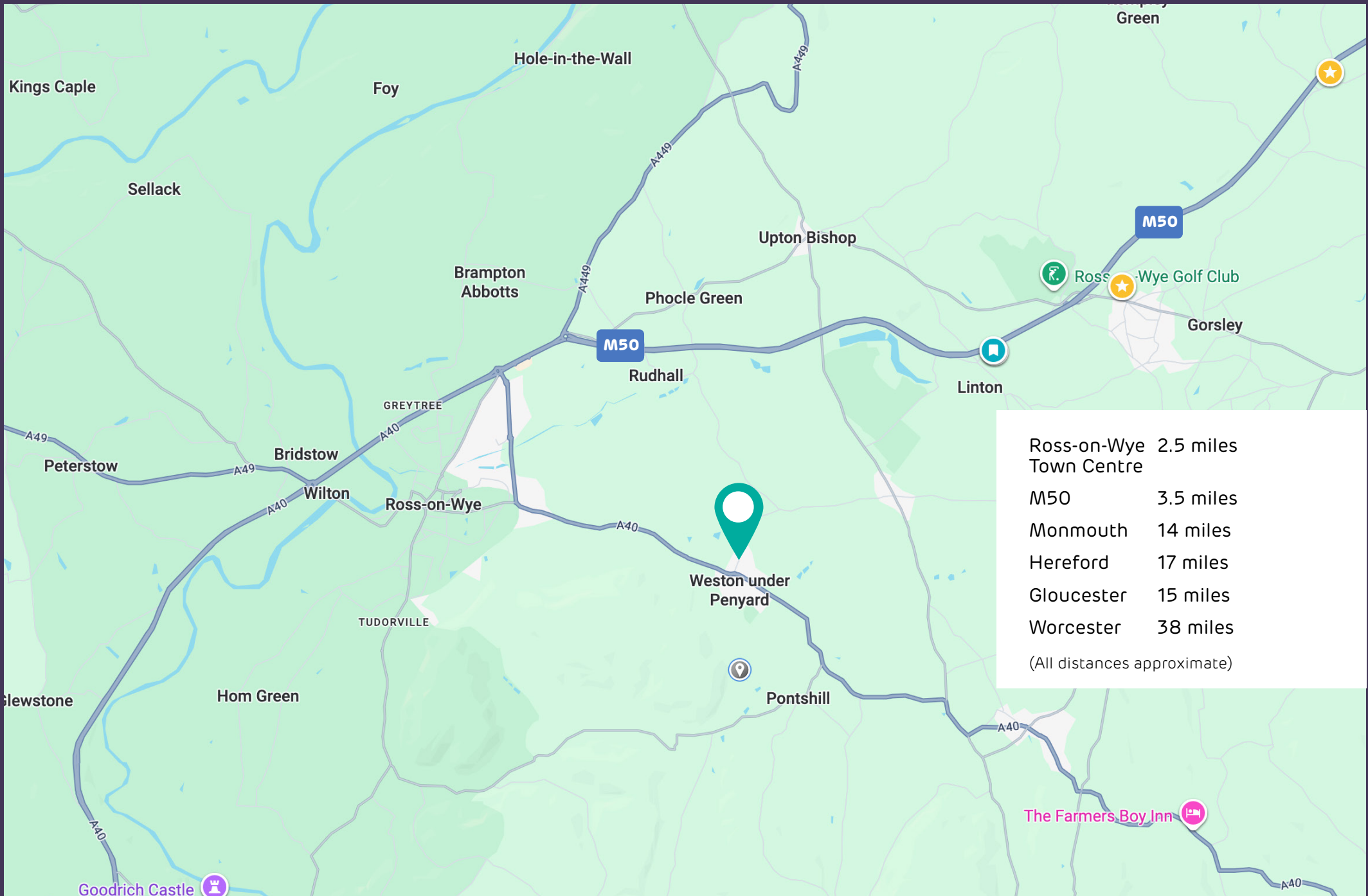
Perfect for those wanting to rightsize. At the centre of the property is a bright and spacious open-plan kitchen, dining and living area, designed for modern living. A bright, open-plan living space designed for comfort and simplicity, with a natural flow through to the garden, ideal for relaxed everyday living and occasional entertaining.

French doors open directly onto the garden, allowing natural light to fill the room and creating an easy connection between indoor and outdoor living.

Space to Unwind

Two well-proportioned double bedrooms, each with its own ensuite and built-in wardrobes, ideal for hosting guests while maintaining privacy, or creating a dedicated dressing or hobby space.





Ross-on-Wye Town Centre	2.5 miles
M50	3.5 miles
Monmouth	14 miles
Hereford	17 miles
Gloucester	15 miles
Worcester	38 miles
(All distances approximate)	



Kitchen



Open plan living/kitchen/dining area



Bedroom 1 with Ensuite



Bedroom 1 Ensuite



Bedroom 2 Ensuite



An attractive rear garden designed to be enjoyed rather than maintained



Perfect for outdoor dining, pottering or simply relaxing

Village Lifestyle

Weston-under-Penyard offers a genuine village community, with everyday amenities, a popular local pub and regular social interaction, perfect for those seeking a more connected and sociable way of life. Surrounded by beautiful countryside, yet conveniently close to the thriving market town of Ross-on-Wye.

The village itself offers a strong sense of community, with a number of everyday amenities within easy walking distance, including the 14th century St Lawrence Church and the popular Weston Cross public house.

At the heart of the village is a well-used community hall, hosting a range of regular activities including social clubs, creative groups and wellbeing sessions offering a relaxed and friendly environment to meet others and become part of village life.



Weston Cross public house



Ross-on-Wye



Woodland walks in Western under Penyard

Explore the Outdoors

The nearby Wye Valley Area of Outstanding Natural Beauty is just a short drive away, offering an abundance of walking, cycling and outdoor pursuits. From scenic riverside trails to challenging woodland routes, there is plenty to explore throughout the seasons.

Symonds Yat, with its panoramic viewpoints and outdoor activities, and Goodrich Castle, steeped in history, are both within easy reach.



Make Yourself at Home

Ariconium Place presents an excellent opportunity to enjoy a low-maintenance, well-designed home in a desirable village setting. An excellent opportunity for those looking to rightsize into a manageable, high-quality home within a welcoming village community without compromising on comfort or convenience.

Conveniently Connected:

Offering excellent road links, Ariconium Place is ideally positioned for travel across the region. The A40 provides direct access to the M50 and M5, making journeys to the West Midlands and South Wales straightforward, with Gloucester, Cheltenham and Hereford all within comfortable reach.

The nearby market town of Ross-on-Wye is just 2 miles away, offering a range of independent shops, cafés and restaurants, as well as everyday amenities. Surrounded by beautiful countryside, it provides a vibrant yet relaxed setting, with plenty of opportunities to explore and unwind.

Further afield, Monmouth lies a short drive to the west, known for its independent retailers, eateries and cultural attractions, while the wider Wye Valley offers an ever-changing backdrop for outdoor pursuits throughout the seasons.

Ariconium Place presents an excellent opportunity to enjoy a well-connected village setting, combining everyday convenience with the charm of Herefordshire living.

Directions:

From Ross-on-Wye, proceed south along the A40 towards Gloucester. After approximately 1.5 miles, turn right directly off the A40 into Ariconium Place. Follow the road into the development, where No. 11 can be found towards the centre of the site.

From Gloucester, proceed west along the A40 towards Ross-on-Wye. As you approach Weston under Penyard, turn left directly off the A40 into Ariconium Place. Continue into the development, where No. 11 is situated within the site.

Sat Nav postcode is HR9 7HF

What3Words: ///crossings.scans.jacket

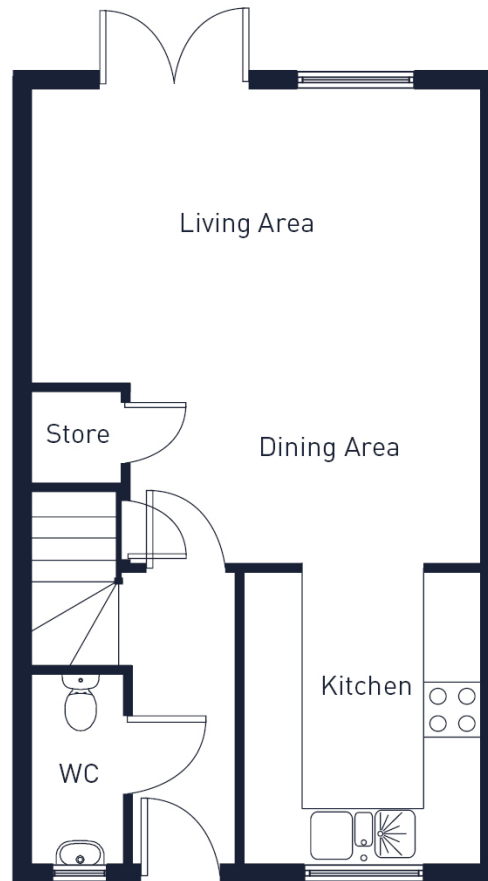


Floor Plans

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only

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Approximate Gross Internal Area
Total 874 Sq Ft / 81 Sq M



Ground floor

kitchen
3.1m x 2.5m 10'2" x 8'2"
Living room/dining
5.2m x 4.8m 17'1" x 15'9"



First floor

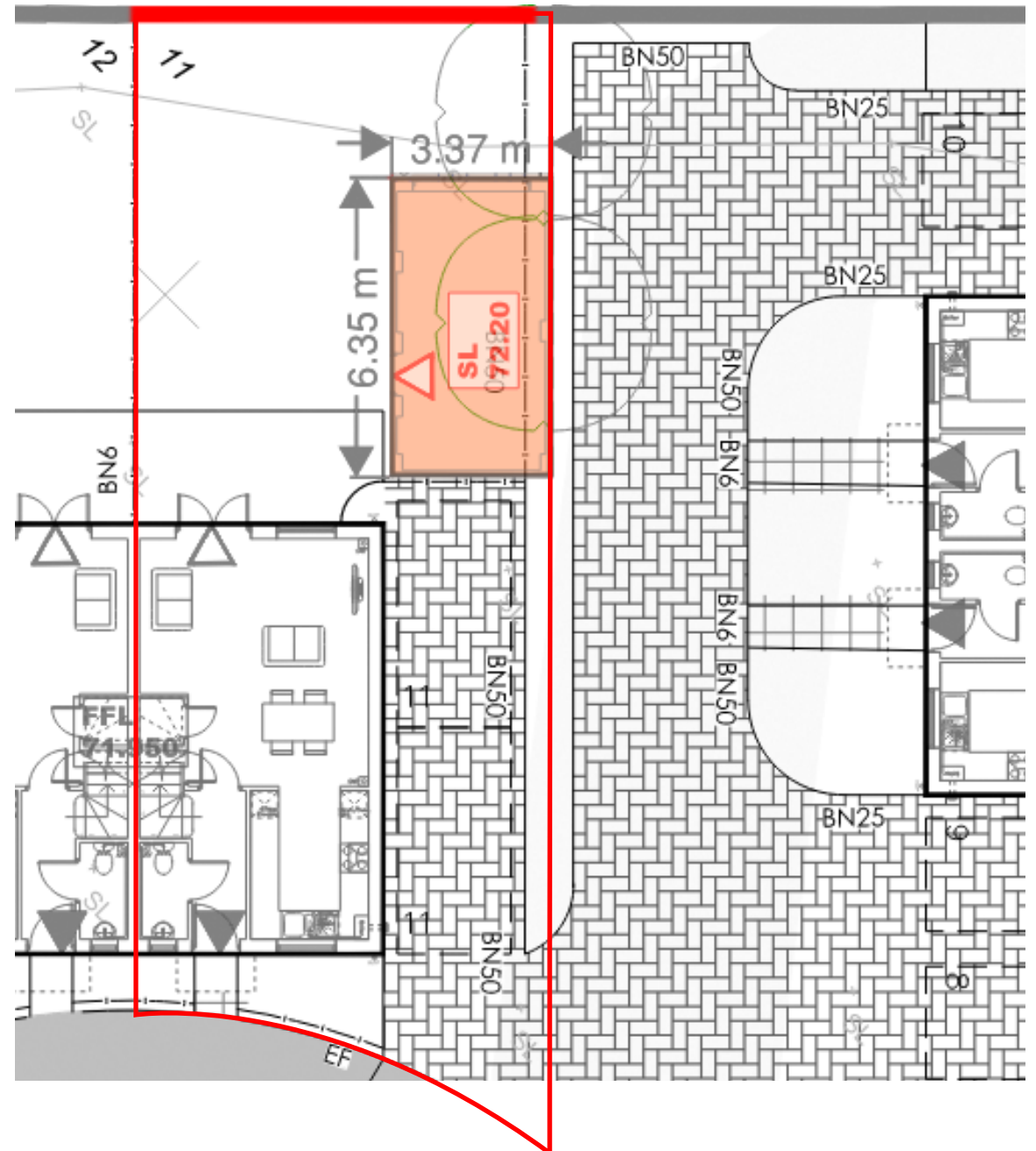
Bedroom 1
4.2m x 3.1m 13'9" x 10'2"
Bedroom 2
3.2m x 3.1m 10'6" x 10'2"

Single Garage Opportunity

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There is also space to add a single garage to the side of the property, subject to the necessary planning permissions. Offering flexibility for secure parking, storage or even a workshop area to suit individual needs.





Partners in Property

For further information on this opportunity, or to discuss the site in more detail, please get in touch.

contact@partnersinproperty.uk.com

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