



WALFORD, ROSS-ON-WYE

Guide price **£475,000**



13 GREEN COLLEY GROVE

Walford, Ross-on-Wye, Herefordshire HR9 5NZ



A rare opportunity with views towards historic Goodrich Castle
 Light-filled triple-aspect living room with character and warmth
 Generous gardens, double garage, and access to shared paddock land

Set within the desirable village of Walford, this substantial and beautifully presented four-bedroom detached home offers an excellent balance of space, practicality, and countryside charm. Positioned within a generous plot, the property enjoys attractive surroundings and far-reaching views towards the historic Goodrich Castle.

The home is ideally suited to family living, with well-proportioned rooms and a thoughtful layout that provides both open, sociable areas and more private spaces to relax. At its heart is a superb triple-aspect lounge, flooded with natural light and centred around a characterful wood-burning/multi-fuel stove, creating a warm and inviting atmosphere throughout the year.

A separate dining room offers the perfect setting for family meals and entertaining guests, while the kitchen is well-equipped with ample work surfaces, storage, and space for everyday dining. The ground floor flows naturally, making it both practical and welcoming.

Upstairs, four generously sized bedrooms provide flexible accommodation, whether for family, guests, or home working. The principal bedroom enjoys a pleasant outlook, while the remaining rooms are equally well-proportioned. Two bathrooms serve the property, ensuring convenience for modern living.



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KEY FEATURES

- Spacious detached four-bedroom family home in a desirable village setting
- Impressive triple-aspect lounge with wood-burner/multi-fuel stove
- Two bathrooms and two well-proportioned reception rooms
- Double garage and extensive driveway parking
- Private front and rear gardens with patio and summer house
- Views towards Goodrich Castle and access to approx. 2 acres of communal paddock land



STEP INSIDE



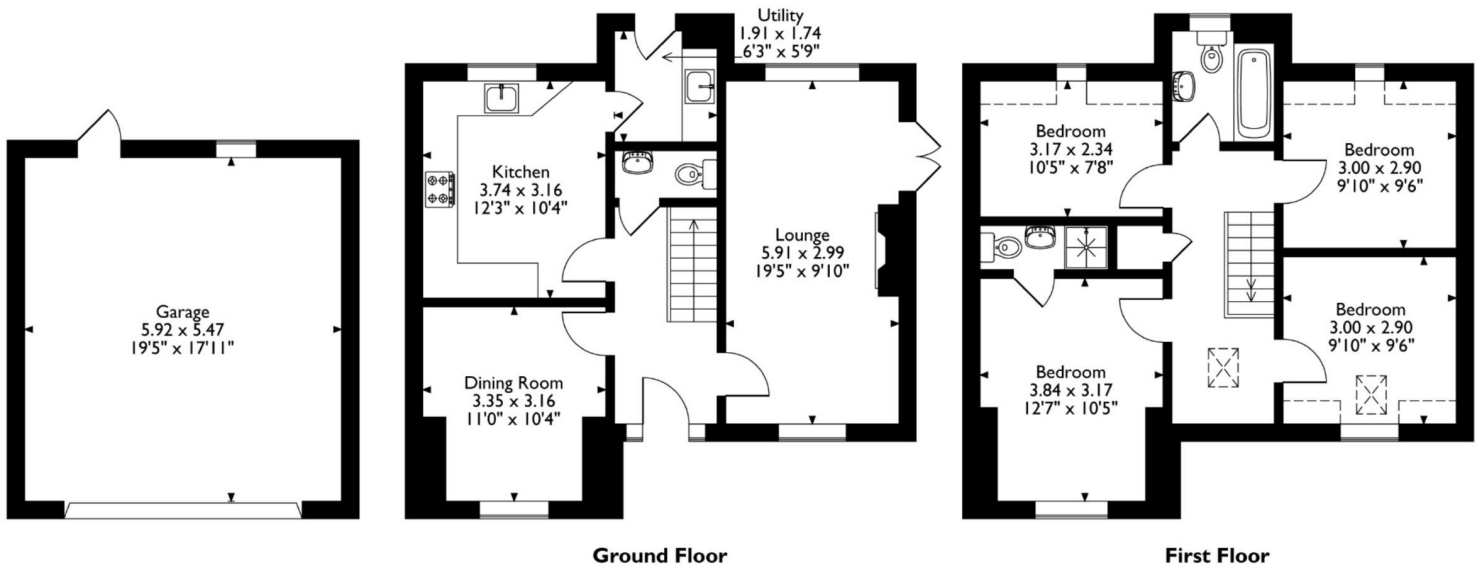
Entering the property, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home.

The triple-aspect lounge is a standout feature, offering an abundance of natural light from multiple directions and a cosy focal point in the wood-burner - ideal for both relaxing evenings and social gatherings.

The dining room provides a more formal space, perfect for entertaining or family occasions, while still feeling connected to the rest of the home.

The kitchen is both functional and spacious, with plenty of storage and preparation areas, making it well suited to busy day-to-day life.

13, Green Colley Grove, Walford, Ross-on-Wye
 Approximate Gross Internal Area
 Main House = 105 Sq M/1133 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 137 Sq M/1474 Sq Ft



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.

Each of the four bedrooms offers comfortable accommodation, with flexibility to suit a variety of needs, including guest rooms, children's rooms, or a dedicated home office.

Throughout the property, large windows enhance the sense of space and light, while the layout ensures a natural and easy flow between rooms.

The bathrooms are well-appointed and conveniently located.

STEP OUTSIDE



Externally, the property truly comes into its own. The front garden provides an attractive first impression, with space and greenery adding to the home's kerb appeal. To the rear, the garden is both private and generously sized, mainly laid to lawn and complemented by established trees, shrubs, and a patio area ideal for outdoor dining and entertaining.

A particular highlight is the charming summer house, positioned to take full advantage of the outlook towards Goodrich Castle. This versatile space can be used for relaxing, hobbies, or home working, all while enjoying the surrounding views.

The property also benefits from a double garage, clearly separate from the neighbouring property, along with a spacious driveway providing ample off-road parking. Side access to the rear garden adds further practicality.

In addition, residents have the rare benefit of access to approximately 2 acres of communal land, including paddock space and open areas, ideal for recreation, dog walking, or simply enjoying the countryside setting.

AGENT'S NOTE

Green Colley Grove is a private road managed by a Ltd company owned and run by the residents.

The sewage treatment plant is shared by all 16 properties.

There is approx 2/3 acres of shared land that all residents within Green Colley Grove have the use of including a paddock to the rear of the property which has direct access to via a garden gate. The annual charge is £750 and this includes drainage, grounds maintenance and any other costs incurred by the management company (run by the residents) to maintain the grounds and road. A discount is available to any resident who opts to take on one of the roles in running the management company.

INFORMATION

Postcode: HR9 5NZ

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

What3words: ///coolest.pavilions.smarting



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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