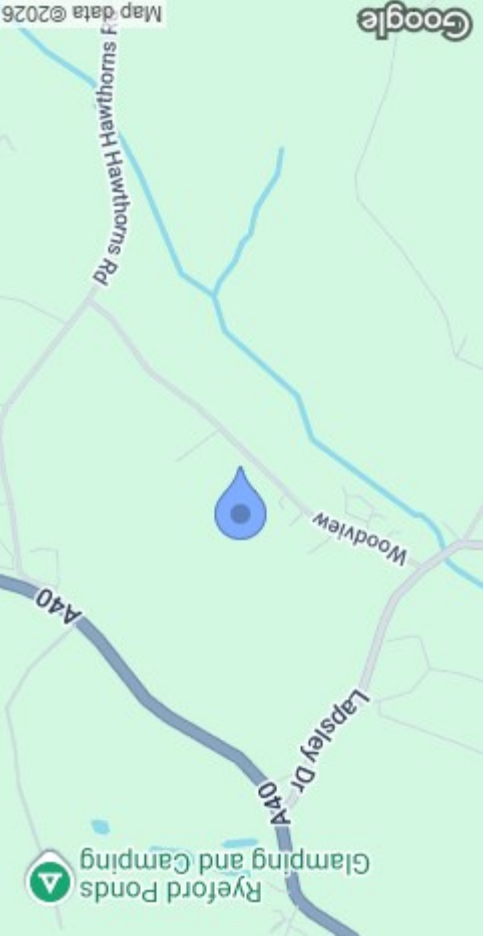


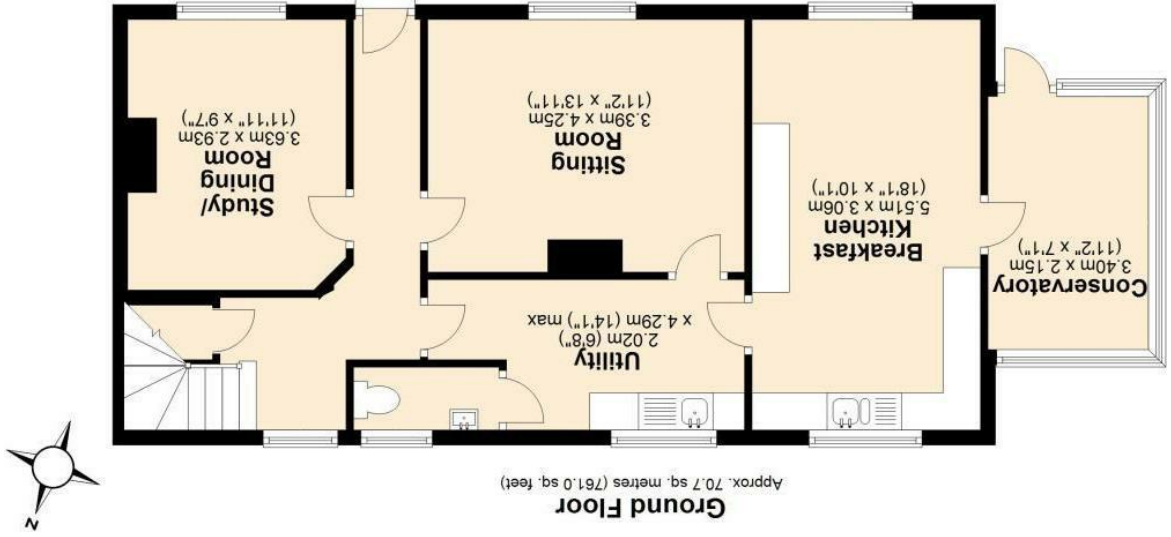
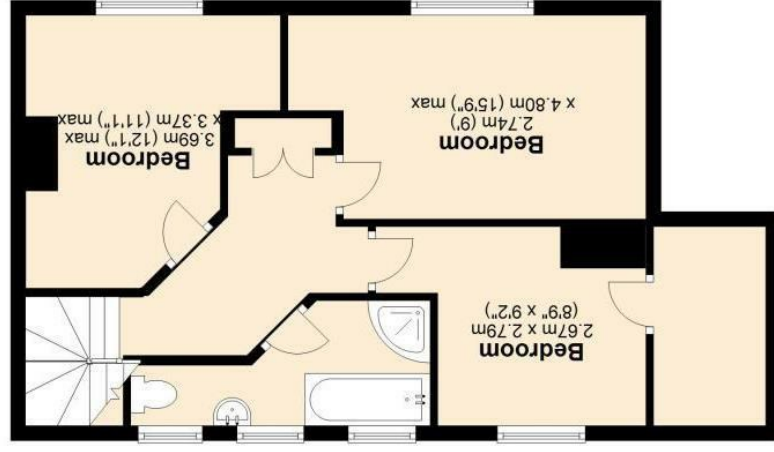


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (102-104)
B (81-91)	B (92-101)
C (69-80)	C (82-91)
D (55-68)	D (69-81)
E (39-54)	E (55-68)
F (21-38)	F (39-54)
G (1-20)	G (21-38)



Total area: approx. 120.5 sq. metres (1297.3 sq. feet)



**1 Woodview**  
 Pontshill, Ross-On-Wye HR9 5SY

## Guide Price £430,000

Set in BEAUTIFUL GARDENS and GROUNDS IN EXCESS OF ONE THIRD OF AN ACRE is this SPACIOUS and EXTENDED THREE / FOUR BEDROOM SEMI DETACHED HOUSE, CONSERVATORY, DOUBLE GARAGE and AMPLE OFF ROAD PARKING, enjoying GLORIOUS ELEVATED VIEWS THROUGH THE VALLEY and towards SURROUNDING COUNTRYSIDE.

Pontshill is approximately 2 miles away from Lea where a Shop, Post Office, Public House, Church and a Junior School can be found.

The 'Olde Worlde' Market Towns of Newent and Ross-on-Wye are approximately 9 miles and 5 miles away respectively offering more comprehensive amenities to include Shopping and Recreational facilities and also a choice of Education is available.



Enter the property via composite double glazed front door into:

### ENTRANCE HALL

Engineered wooden flooring, door to under stairs storage cupboard, stairs leading off, thermostat control, telephone point, single radiator, rear aspect window.

### LOUNGE

14'0 x 9'4 (4.27m x 2.84m)

Engineered wooden flooring, modern panelled radiator, built-in electric fireplace, coved ceiling, front aspect picture window offering glorious views through the valley towards the surrounding countryside. Door to:

### UTILITY ROOM

14'0 x 7'0 (4.27m x 2.13m)

Base units, laminated worktops, built-in sink unit with mixer tap, plumbing for washing machine, space for further appliances, tiled flooring, Worcester gas-fired boiler, double radiator, rear aspect window.

### CLOAKROOM

5'9 x 3'0 (1.75m x 0.91m)

WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, single radiator, coved ceiling and rear aspect frosted window.

Step leads down into:

### KITCHEN / DINING ROOM

18'0 x 10'0 (5.49m x 3.05m)

Modern kitchen in mint green with wooden worktops and splashbacks, Leisure Cookmaster five gas ring range oven, extractor fan, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated under counter fridge, coved ceiling, double radiator, tiled floor, front and rear aspect windows with lovely views towards the valley and the surrounding countryside. Door to:

### CONSERVATORY

12'0 x 7'0 (3.66m x 2.13m)

Lower brick, upper UPVC double glazed construction with blue tinted double glazed glass roof, door leading to the gardens.

OFF THE HALLWAY, DOOR TO:

### DINING ROOM / BEDROOM 4

11'2 x 9'7 (3.40m x 2.92m)

Engineered flooring, single radiator, front aspect picture window with stunning views through the valley.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### LANDING

Access to roof space (via pull down loft ladder), door to airing cupboard with slatted shelving and storage space.

### BEDROOM 1

15'7 max into wardrobe recess x 8'9 (4.75m max into wardrobe recess x 2.67m)

Single radiator, coved ceiling, wardrobe recess, front aspect picture window enjoying glorious elevated views through the valley.

### BEDROOM 2

11'2 x 11'4 into wardrobe recess (3.40m x 3.45m into wardrobe recess)

Single radiator, front aspect picture window.

### BEDROOM 3

12'3 shortening to 9'1 x 8'7 (3.73m shortening to 2.77m x 2.62m)

Single radiator, additional door into large walk-in wardrobe, rear aspect window.

### BATHROOM

13'2 x 5'6 max (4.01m x 1.68m max)

Corner shower cubicle with inset shower system, panelled bath with mixer tap, vanity wash hand basin with mixer tap, cupboard below, WC, engineered flooring, tiled splashbacks, chrome heated towel rail, infrared heater, inset spotlighting, three rear aspect frosted windows.

### OUTSIDE

A private a block paved driveway approach offers a parking and turning area suitable for the parking of up to six vehicles. The driveway leads to:

### DETACHED DOUBLE GARAGE (SPLIT INTO TWO SINGLES)

16'4 x 8'0 wide (4.98m x 2.44m wide)

Accessed via up and over doors with power and lighting to both garages.

The property benefits from beautifully tended large mature gardens of approximately one third of an acre. To the front, there are large expansive lawns planted with mature shrubs and bushes with hedging and fencing surround. A pathway and steps lead to the front of the property. There is a Japanese style gravelled garden area, pergola and seating area, surrounded by beautifully tended mature flower beds where stunning

views can be enjoyed. Further steps lead up to the wrap around patio seating area, where elevated views can be enjoyed from the front and side of the property. The rear gardens comprise of a further patio seating area, outside water tap, vegetable garden area, generous lawns, offering full privacy, enclosed by fencing and hedging.

### SERVICES

Mains electricity, gas, water and drainage.

### 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: C  
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 Ross-on-Wye, proceed along the A40 towards Gloucester. Proceed through Weston Under Penyard and as you come into Ryeford, you will see a turning on your right hand side signposted for Pontshill. Proceed along this lane, over the brow and down the hill until you see the turning for Woodview on your right hand side.

### 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.