



12 Aston Bank
Aston Ingham, Ross-On-Wye HR9 7LS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £435,000

A SPACIOUS THREE / FOUR BEDROOM DETACHED CHALET BUNGALOW offering EXCELLENT POTENTIAL, set within a POPULAR VILLAGE LOCATION, the property benefits from a DOUBLE GARAGE, SOLAR PANELS and A LARGE, MATURE PLOT, PROVIDING BOTH SPACE and PRIVACY.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring villages of Aston Crews and Kilcot. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.





Entrance via UPVC double glazed door into:

ENTRANCE HALL

Two radiators, front aspect window, larder cupboard housing freezer, door into:

LOUNGE

17'4 x 17'0 (5.28m x 5.18m)

Cast iron log burner, Gorsley stone fireplace with tiled hearth, double and single radiator, side aspect window, side aspect sliding doors into:

CONSERVATORY

11'9 x 7'4 (3.58m x 2.24m)

UPVC double glazed construction, tinted glass roof, tiled floor, power points, rear aspect door leading to patio and garden.

DINING ROOM

12'0 x 10'0 (3.66m x 3.05m)

Single radiator, side aspect window.

KITCHEN

14'3 x 8'5 (4.34m x 2.57m)

Base and wall units with laminated worktops and tiled splashbacks, integrated Hotpoint, double oven with four ring hob and extractor fan over, plumbing for washing machine, space for under counter appliance, one and a half bowl stainless steel sink with mixer tap, UPVC double glazed back door, window overlooking the garden.

BEDROOM 3

11'8 x 10'7 (3.56m x 3.23m)

Front aspect window, single radiator, opening through to:

STUDY / BEDROOM 4

9'5 x 8'4 (2.87m x 2.54m)

Double wardrobe, single radiator, rear aspect window.

SHOWER ROOM

5'5 x 5'2 (1.65m x 1.57m)

WC, wash hand basin, corner shower cubicle with Triton electric shower, single radiator, rear aspect frosted window.

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard, single radiator, storage space.

BEDROOM 1

14'4 x 13'6 (4.37m x 4.11m)

Two additional wardrobes, built-in wardrobes, radiator, side and rear aspect windows.

BEDROOM 2

14'3 x 11'8 (4.34m x 3.56m)

Additional built-in double wardrobe, double radiator, front aspect window.

BATHROOM

8'7 x 5'5 (2.62m x 1.65m)

Coloured suite comprising panelled bath with mixer tap, wash hand basin, WC, single radiator, rear aspect frosted window.

DOUBLE GARAGE

17'5 x 16'0 (5.31m x 4.88m)

Side pedestrian door, power and lighting, electric up and over door, side aspect window, step ladder leads up to boarded room used for storage, front aspect port hole window.

OUTSIDE

To the front of the property, a generous driveway provides ample parking for five to six vehicles, alongside a large lawned garden bordered by flower beds and established planting and low-level walling and fencing. To the side, a patio area offers ideal space for seating, with a pathway leading through to the rear garden. The rear garden features a paved patio, outside tap, and raised beds, along with a lawn surrounded by mature borders planted with a variety of flowers and bushes. There is also a vegetable garden, wooden potting shed, an oil-fired boiler and rainwater harvesting system. The garden is enclosed by fencing and mature hedging, providing privacy.

AGENT'S NOTE

The owners solar feed in tariff returns approximately £900 PA.

SERVICES

Mains electric and water, septic tank and oil central 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

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: F
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

Proceed out of Newent along the B4221 in the direction of Kilcot. At Kilcot cross roads turn left towards Aston Ingham on the B4222. Proceed through Kilcot into Aston Ingham and upon arriving at the centre, you will see the village hall on the left hand side, take the turning opposite into Aston Bank Road, where the property can be located after a short distance on the 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).



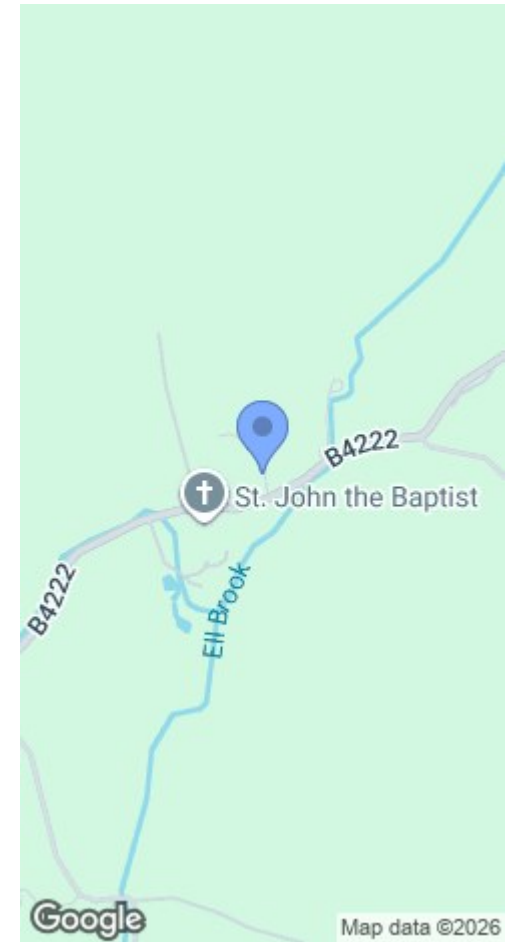
GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (91-101) A | | | | (81-91) A | | | |
| (81-90) B | | | | (69-80) B | | | |
| (69-80) C | | | | (55-68) C | | | |
| (55-68) D | | | | (39-54) D | | | |
| (39-54) E | | | | (21-38) E | | | |
| (21-38) F | | | | (1-20) F | | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | 69 | 81 | EU Directive 2002/91/EC | | | |
| England & Wales | | | | England & Wales | | | |

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.