

The Paddock, Fortys Pitch
Gorsley, Ross-On-Wye HR9 7SW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £675,000

CONSTRUCTED IN 2011, THE PADDOCKS is a SPACIOUS and INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME offering OVER 2,000 SQ FT of LIVING ACCOMMODATION, MASTER EN-SUITE, DOUBLE and SINGLE GARAGE, AMPLE OFF ROAD PARKING, GARDENS in EXCESS OF ONE AND A QUARTER ACRES, EV CHARGING POINT, AIR SOURCE HEAT PUMP, SOLAR PANELS with BATTERY STORAGE, AIR CONDITIONING, situated in the HIGHLY SOUGHT AFTER VILLAGE LOCATION OF GORSLEY with EXCELLENT MOTORWAY LINKS, all being offered with NO ONWARD CHAIN.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Enter the property via double glazed oak front door with frosted side panels into:

ENTRANCE HALL
10'9 x 11'6 (3.28m x 3.51m)
Engineered wooden flooring, turning staircase leading off, under stairs storage, spotlighting, thermostat control.

INNER HALL
Side aspect window. Personal door to:

DOUBLE GARAGE
19'3 x 17'0 (5.87m x 5.18m)
Accessed to the front via electric roller door, power and lighting, two batteries, equipment for the air source heat system, side aspect window.

CLOAKROOM
9'8 x 3'10 (2.95m x 1.17m)
WC, wall mounted wash hand basin, Mandarin Stone tiled flooring, extractor fan, side aspect frosted window.

KITCHEN / DINING ROOM
21'3 x 9'8 (6.48m x 2.95m)
Modern kitchen with base and wall mounted units, worktops, tiled splashbacks, one and a half bowl Belfast sink with mixer tap, integrated Zanussi double oven with four ring hob and extractor fan over, integrated dishwasher, integrated fridge, Mandarin Stone flooring with under floor heating, thermostat control, air conditioning unit, telephone point, rear aspect double opening French doors to gardens, rear aspect window, inset spotlighting.

UTILITY ROOM
9'9 x 5'6 (2.97m x 1.68m)
Single drainer stainless steel sink unit with mixer tap, base and wall mounted units with laminated worktops and tiled splashbacks, space for washing machine and tumble dryer, Mandarin Stone flooring, space for freestanding fridge / freezer, consumer unit, half glazed door.

LOUNGE
21'9 x 14'0 (6.63m x 4.27m)
Gorsley stone fireplace housing electric fire, Panasonic air conditioning unit, thermostat controls, under floor heating, rear and side aspect windows, side aspect French doors leading to:













CONSERVATORY
14'0 x 13'2 (4.27m x 4.01m)
Double glazed construction with side aspect bi-folding doors to the gardens, blue tinted glass roof, central fan, tiled flooring.

STUDY
10'4 x 9'9 into bay window (3.15m x 2.97m into bay window)
Inset spotlighting, front aspect bay window.

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

LANDING
Access to roof space via pull down loft hatch with ladder; radiator, thermostat control, front aspect window.

INNER LANDING / STUDY AREA
7'8 x 6'9 (2.34m x 2.06m)
Room for a desk, Velux roof light.

MASTER BEDROOM
14'6 x 13'8 (4.42m x 4.17m)
Radiator, Panasonic air conditioning unit, rear aspect window offering views towards the Malvern Hills.

EN-SUITE
10'2 x 6'9 (3.10m x 2.06m)
Walk-in double shower cubicle with inset overhead shower system, tiled splashbacks, WC, wash hand basin, radiator, storage, heated towel rail, inset spotlighting, side aspect window.

BEDROOM 2
13'0 x 12'4 (3.96m x 3.76m)
Additional recess housing 'his' and 'hers' built-in double wardrobes, double radiator, rear aspect window offering lovely views towards the Malvern Hills. Door to:

SHOWER ROOM
9'8 x 6'0 (2.95m x 1.83m)
Walk-in shower with inset Mira Element overhead shower system, extractor fan, spotlighting, WC, wash hand basin, double radiator, towel rail, rear aspect frosted window.

BEDROOM 3
16'7 x 15'5 (5.05m x 4.70m)
Double radiator, TV point, front aspect window, two Velux roof lights.

BEDROOM 4
11'6 x 9'3 (3.51m x 2.82m)
Radiator, front aspect window.

BATHROOM
9'5 x 7'9 (2.87m x 2.36m)
Suite comprising panelled bath with mixer tap and shower detachment, WC, wash hand basin, Velux roof light, airing cupboard with slatted shelving and storage space.

OUTSIDE
Electric double opening five bar gates, with adjoining pedestrian gate, gives access to a driveway and turning area suitable for the parking of several vehicles. This leads to the integral double garage and:

ADDITIONAL DETACHED SINGLE GARAGE
19'2 x 10'0 (5.84m x 3.05m)
Accessed via up and over door, double glazed pedestrian side door, power and lighting, side aspect window.

To the front of the property, raised sleeper beds are planted with an array of mature shrubs and bushes, with canopy area to the front door. The property is set in a large plot of just over one and a quarter acres. The gardens are laid to lawn with several mature trees planted, air source heat pump, air conditioning systems, outside lighting, water tap, greenhouse, treatment plant drainage. The property offers very good levels of privacy and is enclosed by mature hedging.

SERVICES
Mains water and electricity, shared treatment plant, air source heat pump, solar panels. The treatment plant is shared with the 5 houses in the gaggle who each contribute £30 PCM for ongoing maintenance.

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: 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
From Newent, proceed along the B4221 passing through Kilcot into Gorsley and the property can be found on the right hand side just before the Roadmaker Public House, as marked by our 'For Sale' board.

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.











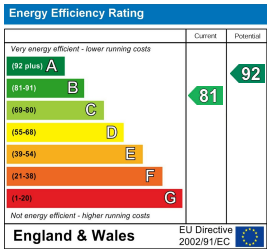

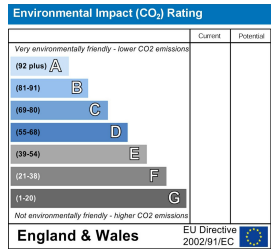

MISREPRESENTATION DISCLAIMER

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.

