



GREAT DOWARD

Guide Price **£535,000**



DOWARD HOUSE

Sawpitts Lane, Great Doward, Symonds Yat, Ross on Wye, Herefordshire HR9 6BP



Character property
Multi-generational living
Driveway and garage

This three-bedroom, detached property is set in the hillside of Great Doward which is a stone's throw from Symonds Yat. The property has plenty of character features throughout and is a very diverse home that could be used for multi-generational living.

Located in Great Doward between the market town of Ross on Wye and Monmouth this three-bedroom, detached character property is situated within a short distance of local amenities, schooling and the A40. Ross on Wye is near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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KEY FEATURES

- Character property
- Three double bedrooms
- Open plan living space
- En-suite shower room
- Multi generational living
- Driveway and garage



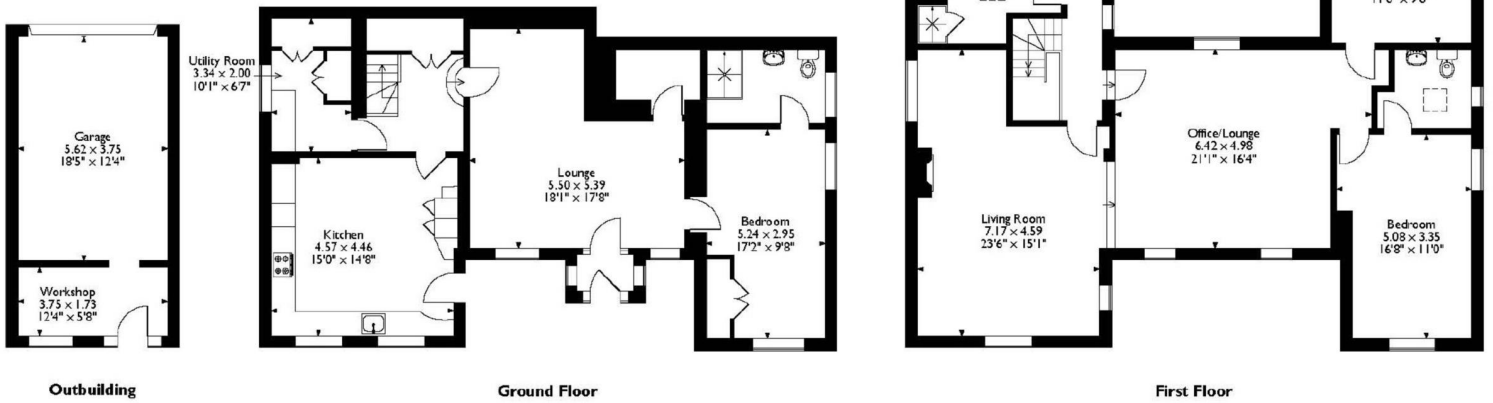
STEP INSIDE



Upon entering the property, you are welcomed into the downstairs living room which leads you to the kitchen/dining room, utility room and downstairs bedroom with en-suite shower room. The kitchen/dining room is a good size with a fitted kitchen and integrated appliances. The kitchen was designed to make most of the space and allow for space to accommodate a large dining table perfect for having friend and family round.

To the first floor you will find the main living space which has vaulted ceilings with exposed beams and a large stone fireplace. The two further bedrooms are also located on this floor one with an en-suite toilet. There is also a spacious family bathroom with a four-piece suite. A door from this floor leads you to the rear of the garden.

Approximate Gross Internal Area
Main House = 206 Sq M/2218 Sq Ft
Garage/Workshop = 28 Sq M/301 Sq Ft
Total = 234 Sq M/2519 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.

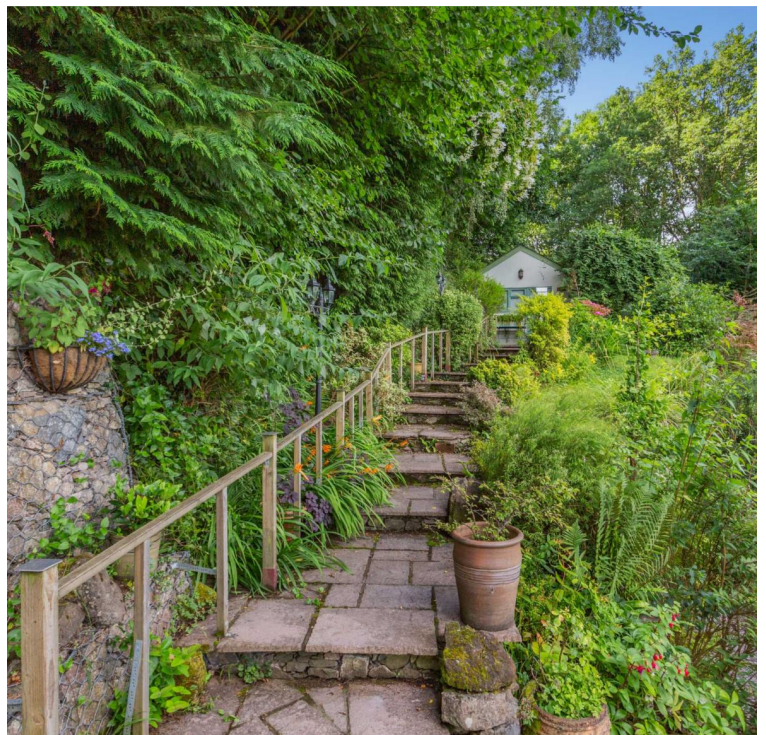
STEP OUTSIDE



The driveway for the property is to the side and leads up to a large garage. The gardens for the property wrap around with the house sitting in the middle of its plot. There are plenty of different seating areas mature shrubs and trees throughout the garden. The garden is completely private and is the perfect place to sit out, relax and enjoy with friends and family.

INFORMATION

Postcode: HR9 6BP
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

From Ross on Wye head down the A40 for around 5.8 miles where you will take the exit for Symonds Yat (East) . After 20 yards turn right then take the left onto Sandyway Lane. After 0.4 miles take the left turn and follow the road to Sawpitts Lane. Continue down the road for around 240 yards where you will find the driveway for Doward House on your right hand side



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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