



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Ferndale House Lovers Lane Gorsley, Ross-on-Wye HR9 7SJ



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# Guide Price £945,000

EPC rating

A 2,400 SQ FT FOUR BEDROOM DETACHED FAMILY HOME situated in a SELECT DEVELOPMENT OF TWO PROPERTIES in a LOVELY SEMI-RURAL LOCATION in the POPULAR VILLAGE OF GORSLEY. The property has ECO CREDENTIALS to include SOLAR PANELS and AIR SOURCE HEAT PUMP; HIGH QUALITY FITTINGS THROUGHOUT, LARGE GARDENS, LARGE DETACHED GARAGE with ANNEXE OVER.

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.

**LIVING ROOM 16'4" x 16'4" (5m x 5m)**

**STUDY 7'4" x 6'10" (2.25m x 2.1m)**

**UTILITY 7'4" x 5'2" (2.25m x 1.6m)**

**CLOAKROOM**

**KITCHEN / DINING / FAMILY ROOM 33'2" x 25'3" (10.12m x 7.7m)**

**BEDROOM 1 16'4" x 16'4" (5m x 5m)**

**EN-SUITE 6'1" x 5'2" (1.87m x 1.6m)**

**BEDROOM 2 16'8" x 12'7" (5.09m x 3.84m)**

**BEDROOM 3 14'1" x 12'5" (4.3m x 3.8m)**

**BEDROOM 4 13'1" x 10'2" (3.99m x 3.12m)**

**BATHROOM 9'5" x 7'7" (2.88m x 2.33m)**

**GARAGE 23'4" x 15'3" (7.11m x 4.65m)**

**OFFICE 14'1" x 7'6" (4.29m x 2.29m)**

**HALL 8'4" x 5'1" (2.54m x 1.55m)**

**CLOAKROOM 5'5" x 3'3" (1.65m x 0.99m)**

**LIVING AREA 15' x 11'2" (4.57m x 3.40m)**

**BEDROOM 11'3" x 10'6" (3.43m x 3.20m)**

**EN-SUITE 7'4" x 4' (2.24m x 1.22m)**

## SERVICES

Mains water and electricity, treatment plant, air source heat pump.

## 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: TBC

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 into Gorsley, turning left into Quarry Lane. Take the left hand lane after a short distance into Lovers Lane, where the property can be located at the end 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.

