, Gorsley HR9 7FD

£595,000

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, Gorsley HR9 7FD

• No onward chain • Exceptionally versatile property • Four bedroom property with self contained annex • Popular village location • Tax band D • Tax band Annex A • EPC D55 • Freehold • Off road parking

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1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

The Cottage

The cottage delivers a versatile living space comprising of kitchen dining area, two reception rooms, a conservatory and three double bedrooms all of which offer en suites. Stepping inside you are greeted by a large kitchen dining area with ample storage in a range of matching floor and eye level units accompanied by integrated appliances including fridge freezer, dishwasher, double oven, microwave and five ring gas hob. Leading through, there are two reception rooms of which the first benefits from French doors opening to the garden and stairs providing access to the first floor. Previously used as an integral annex, the second living space benefits from a kitchenette with sink and a separate WC. A spiral staircase that takes you to the third bedroom and a door leading to the conservatory. All bedrooms are of a generous size with the master and second bedroom overlooking the garden whilst the third bedroom has dual aspect views to side of the home.

The Annex

Offering a useful self-contained space, the one-bedroom annex with double bedroom, kitchen offering ample storage, bathroom, living room and conservatory.

Events Room

Offering a versatile and stylish space, the outbuilding has been utilised for many occasions offering a flexible and spacious area for both working and entertaining, With power, lighting, wood burner and three sets of French doors opening onto the garden.

Outside

The property is accessed via a double

gates and driveway into the courtyard garden. This area not only offers ample off-road parking but also a variety of areas to include, decked and artificial lawned spaces. There are many versatile seating areas accompanied by mature trees, shrubs and flowers. Additional parking is located to the rear of the property.

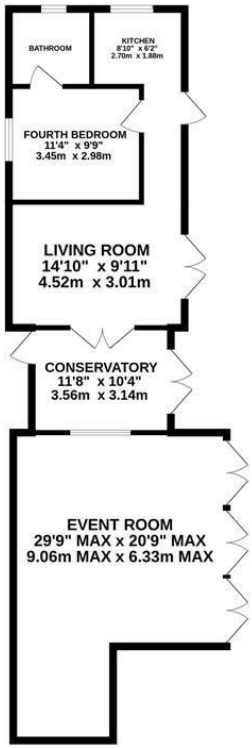
Location

Positioned in the heart of the sought after village of Gorsley, with a superb range of facilities such as post office, community hall and café all within walking distance. The market town of Ross-on-Wye lies some 5 miles to the west, whilst the Cathedral City of Gloucester is some 9 miles away to the east. Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

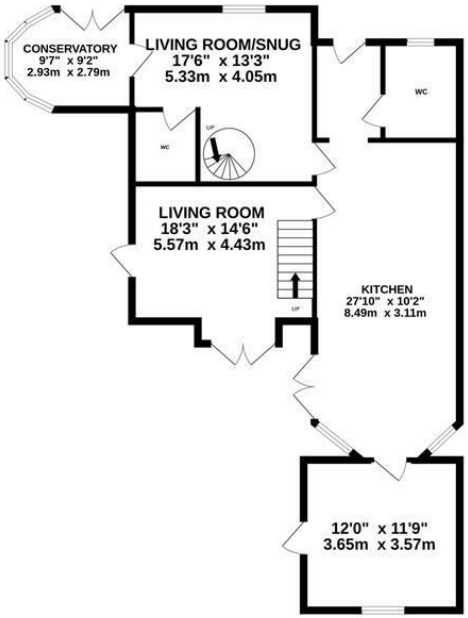
Material Information

Tenure: Freehold
Council tax band: D Annex - A
Local authority and rates: Herefordshire Council £2,260.41 (2025/26) Annex - £1,506.93
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
Broadband speed: Basic 15 Mbps, Superfast 42 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

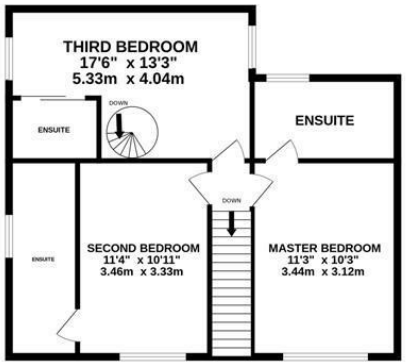
ANNEX/OUT BUILDING



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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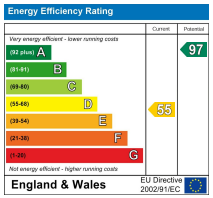
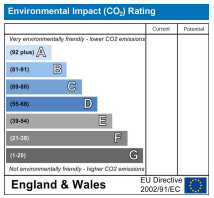
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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