

11 Cox's Meadow
Ross-On-Wye HR9 7GJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £395,000

A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, PRIVATE ENCLOSED GARDENS, LARGE DOUBLE GARAGE, AMPLE OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION.

The property is located in the village of Lea which offers a shop, mobile Post Office service, public house, village hall with newly built play area, garage, church and a primary school. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.













Enter the property via UPVC double glazed front door into:

ENTRANCE HALL
Wood laminate flooring, stairs leading off, single radiator, thermostat control.

CLOAKROOM
5'5 x 3'9 (1.65m x 1.14m)
WC, sink, chrome heated towel rail, extractor fan, front aspect frosted window.

LOUNGE
17'7 x 11'2 (5.36m x 3.40m)
Stone fireplace housing inset cast iron log burner, telephone point, TV point, two radiators, front aspect window, rear aspect double opening French doors to patio and gardens.

STUDY
8'0 x 7'6 (2.44m x 2.29m)
Single radiator, front aspect window.

KITCHEN
13'8 x 9'4 (4.17m x 2.84m)
Door to under stairs storage cupboard. The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, integrated double oven with four ring gas hob and extractor fan over, tiled floor, inset spotlighting, Worcester LPG-fired boiler supplying the hot water and central heating (boiler to be replaced by the current vendors before completion of sale). Opening through to:

DINING ROOM
11'9 x 9'9 (3.58m x 2.97m)
Wood laminate flooring, double radiator, side aspect French doors to patio and gardens, rear aspect window offering pleasant elevated views.

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

LANDING
Access to roof space, single radiator, double doors to airing cupboard with slatted shelving and storage space, rear aspect window.

MASTER BEDROOM
11'2 x 9'9 (3.40m x 2.97m)
Additional recess with built-in double wardrobe, single radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM
7'9 x 5'6 (2.36m x 1.68m)
Large walk-in double shower cubicle accessed via rounded glazed screen with inset detachable hand shower, laminate splashbacks, tiled splashbacks, chrome heated towel rail, WC, wash hand basin, shaver light point, extractor fan, spotlighting, front aspect frosted window.

BEDROOM 2
12'0 x 10'2 (3.66m x 3.10m)
Engineered wood laminate flooring, single radiator, telephone point, TV point, side aspect window.

BEDROOM 3
10'6 x 9'9 (3.20m x 2.97m)
Additional built-in double wardrobe, single radiator, front aspect window.

BEDROOM 4
8'0 x 7'6 (2.44m x 2.29m)
Single radiator, rear aspect window offering a pleasant outlook.

BATHROOM
7'5 x 6'5 (2.26m x 1.96m)
Three piece suite comprising panelled bath with mixer tap and shower detachment, WC, wash hand basin, shaver light point, extractor fan, chrome heated towel rail, side aspect frosted window.

OUTSIDE
To the front of the property, a patio pathway leads to the front door with canopied entrance area with outside lighting. A pedestrian gated side access leads into the rear gardens. A double width driveway provides off road parking for four / five vehicles, which leads to:

ATTACHED DOUBLE GARAGE
18'9 x 17'10 (5.72m x 5.44m)
Accessed via two up and over doors, built-in units, power and lighting, roof storage space, half glazed UPVC door giving access to the rear garden.

The rear garden comprises of a patio seating area. The main part of the garden is laid to lawn with several fruit trees, further gravelled seating area, SUMMER HOUSE (8'0 x 7'8) with power points, all enclosed by wood panel fencing.

SERVICES
Mains water, electricity and drainage, LPG 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
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
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.

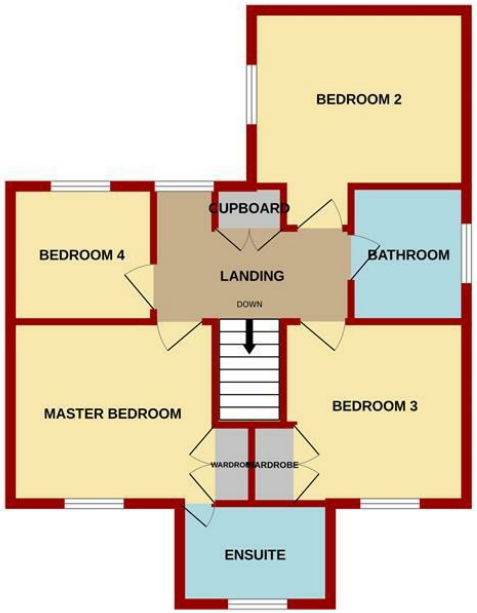
DIRECTIONS
From Gloucester, proceed along the A40 passing through Huntley and Longhope into the village of Lea. Continue straight over the traffic lights at the crossroads in Lea, pass through the village, taking the right hand turning into Bramble Close, veer round to the right, continuing into Cox's Meadow where the property can be located on the right hand side 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).

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

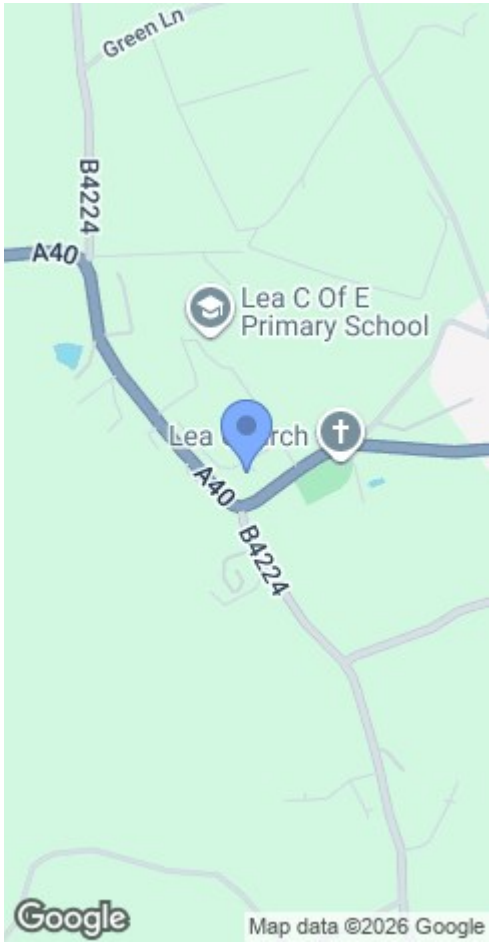


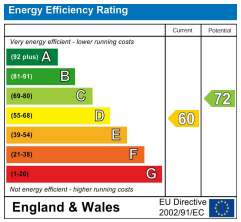
1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

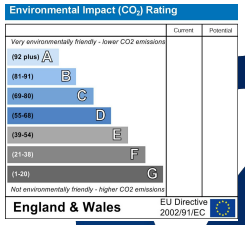


TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.