



**8 Ivy House Estate**  
Gorsley, Ross-On-Wye HR9 7SN



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £450,000

A SPACIOUS and EXTENDED, THREE DOUBLE BEDROOM DETACHED FAMILY HOME all being offered with NO ONWARD CHAIN, located towards the end of a HIGHLY POPULAR CUL-DE-SAC in a POPULAR VILLAGE LOCATION, close access to local schools, amenities and neighbouring woodland for walks and rural retreats, DOUBLE GARAGE, AMPLE OFF ROAD PARKING.

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 UPVC front door into:

### ENTRANCE PORCH

12'6 x 6'8 (3.81m x 2.03m)

Single radiator, tiled floor, front and side aspect windows. Through further glazed door into:

### INNER HALLWAY

Stairs leading off, double radiator.

### CLOAKROOM

6'4 x 3'5 (1.93m x 1.04m)

Wash hand basin with mixer tap, low-level WC, consumer unit, side aspect frosted window.

### DINING ROOM

14'3 x 12'9 (4.34m x 3.89m)

Exposed wooden floorboards, large front aspect picture window with views towards The Malvern Hills. Arched opening through to:

### LOUNGE

15'9 x 14'0 (4.80m x 4.27m)

Stone fireplace with inset cast iron grate, slate hearth, wooden mantle over, living flame gas fire with gas bottles, double radiator, front aspect window, rear aspect UPVC sliding doors to patio and gardens.

FROM THE ENTRANCE HALL, OPENING THROUGH TO:

### UTILITY ROOM

12'7 x 9'7 narrowing to 6'8 (3.84m x 2.92m narrowing to 2.03m)

Built-in cupboard, floor mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, thermostat control, tiled flooring, single radiator, side and rear aspect windows, opening through to:

### REAR PORCH

6'0 x 5'9 (1.83m x 1.75m)

Single radiator, tiled floor, currently housing the fridge / freezer, side aspect windows, half glazed UPVC back door.

### KITCHEN

13'0 x 9'7 (3.96m x 2.92m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, NEFF double oven with separate halogen hob, under unit lighting, exposed floorboards, space for under counter fridge / freezer, double radiator, rear aspect window.

FROM THE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space, exposed floorboards, side aspect window.

### BEDROOM 1

14'3 x 13'0 (4.34m x 3.96m)

Four sets of double wardrobes, single radiator, front and side aspect windows with lovely views at the front towards Kempey Woods and The Malvern Hills beyond.

### BEDROOM 2

12'8 x 10'7 (3.86m x 3.23m)

Single radiator, front aspect windows with lovely views towards Kempey Woods and The Malvern Hills beyond.

### BEDROOM 3

13'0 x 9'7 (3.96m x 2.92m)

Exposed floorboards, single radiator, rear aspect window.

### BATHROOM

12'7 x 6'8 (3.84m x 2.03m)

Modern panelled bath with mixer tap and shower detachment, WC, wash hand basin with mixer tap, walk-in double shower cubicle with Mira Sport electric shower, exposed wooden floorboards, tiled splashbacks, two rear aspect frosted windows.

### OUTSIDE

To the front of the property, a block paved driveway provides off road parking for several vehicles. Steps lead to the front door. The driveway gives access to:

### DOUBLE GARAGE

Accessed via two separate up and over doors.

### LEFT HAND GARAGE

16'4" x 10'7" (5m x 3.23m)

### RIGHT HAND GARAGE

17'2" x 7'11" (5.23m x 2.41m)

The large front garden is laid to lawn with a mature Silver Birch tree, enclosed by mature native and evergreen hedging. A pathway continues around the side of the property where there is the oil tank, outside water tap, door to boiler cupboard housing Worcester oil-fired boiler, door to crawl space cellar area, gravelled area used for drying clothes. A patio pathway continues round the side of the property to the rear where there are large slatted seating areas, enclosed by low level walling, surrounded by mature planted borders. A pathway continues to the rear of the garden where there is a greenhouse, a children's play area, lawned areas with further mature Silver Birch, all enclosed by mature fencing and hedging. The rear garden measures approximately 60' x 60'. Side access is to both sides of the property.

### SERVICES

Mains electricity, water and drainage. Oil-fired heating.

There are photovoltaic solar panels on the roof of the property, which contribute to heating the hot water.

### 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 Newent, take the B4215 towards Ross-on-Wye. Upon entering the village of Gorsley, turn right opposite the Road Maker Public House into Ivy House Lane. Take the first right into Ivy House Estate, where the property can be located on the right hand side as marked by our 'For Sale' board.



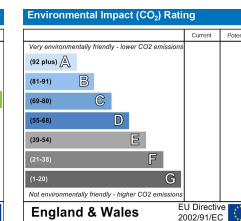
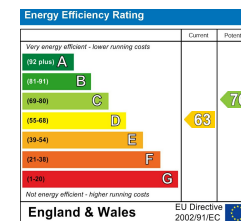
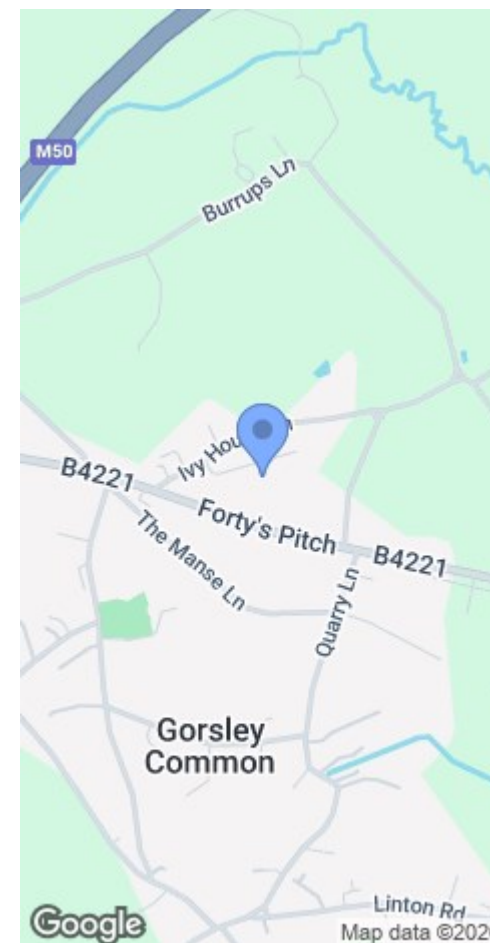
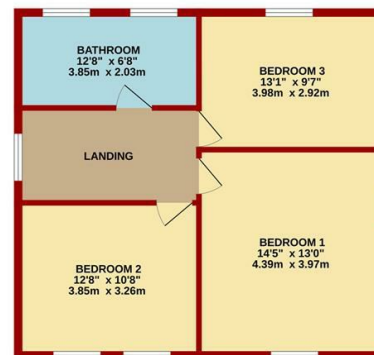
BASEMENT  
317 sq.ft. (29.5 sq.m.) approx.

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1799 sq.ft. (167.2 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.



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