



10 Chapel Green Chapel Lane
Gorsley, Ross-On-Wye HR9 7SE

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Gorsley, Ross-On-Wye HR9 7SE

Guide Price £775,000

POSITIONED IN THE CORNER OF A SELECT DEVELOPMENT OF JUST FOUR EXECUTIVE HOMES is this WONDERFULLY DESIGNED FIVE DOUBLE BEDROOM DETACHED HOUSE offering LIGHT, SPACIOUS and AIRY ACCOMMODATION THROUGHOUT having TWO EN-SUITE BEDROOMS, a STUNNING OPEN PLAN KITCHEN / DINING ROOM WITH BI-FOLD DOORS LEADING OUT TO THE PRIVATE GARDENS, DOUBLE GARAGE and AMPLE PARKING. The house boasts EXCEPTIONAL ECO-FRIENDLY CREDENTIALS with AIR SOURCE HEATING AND SOLAR PANELS. All being offered with NO ONWARD CHAIN.

Gorsley offers amenities to include primary school, public house, golf club, Baptist chapel, C of E church and a bus service commutes 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 including the Ross-on-Wye Course, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.



ENTRANCE HALL

10'1" x 10'2" (3.09 x 3.12)

A light spacious hallway with storage cupboard and stairs to the first floor. LVT flooring.

WC

Low level WC, vanity unit with mixer tap, illuminated mirror, LVT flooring.

LIVING ROOM

14'11" x 17'8" (4.56 x 5.39)

A lovely spacious room, featuring floor to ceiling windows on two sides to flood the room with plenty of natural light. A feature of the room is the Di Lusso R4 Euro woodburning stove. Luxury carpet flooring.

KITCHEN/DINING ROOM

16'6" x 17'8" (5.05 x 5.39)

A large open plan room with ample worktop area and plenty of space for a large dining table and chairs. The dining area features full width bi-fold doors opening out on to the patio and garden. The kitchen is locally handmade and features soft close doors and drawers, granite worktops and upstands, one and a half bowl sink with mixer tap, quality Bosch built in appliances to include two full sized fridge/freezers, dishwasher, oven, microwave oven, warming drawer, five ring induction hob and electrically operated hidden extractor. LVT flooring throughout.

STUDY

10'7" x 9'6" (3.23m x 2.90m)

A useful extra living space featuring bi fold doors on to the rear patio and luxury carpet flooring.

UTILITY

2.39 x 2.17 (0.61m.11.89m x 0.61m.5.18m)

Space and plumbing for washing machine and tumble dryer, two bowl sink with mixer tap, cupboards housing the hot water tank and heat ventilation and heat recovery system (MHVR), LVT flooring, part glazed door leading outside.

FROM THE ENTRANCE HALL, STAIRS LEAD TO:





LANDING

With large airing cupboard, full height ceilings with Velux roof window, luxury carpet flooring.

MASTER BEDROOM

14'11" x 17'8" (4.56 x 5.39)

A fantastic spacious room with plenty of natural light due to the large floor to ceiling rear aspect window. Two double built-in wardrobes provide plenty of storage space. Luxury carpet flooring.

White sanitaryware, ceramic wall tiles, large walk in shower cubicle, vanity unit with mixer tap, illuminated heated mirror, chrome heated towel rail, LVT flooring.

BEDROOM 2

10'0" x 20'8" (3.07 x 6.30)

Another spacious double bedroom featuring double built-in wardrobe, front aspect window and luxury carpet flooring.

EN-SUITE

White sanitary ware, ceramic wall tiles, large corner shower cubicle, vanity unit with mixer tap, illuminated heated mirror, chrome heated towel rail, Velux roof window, LVT flooring.

BEDROOM 3

11'3" x 20'8" (3.43 x 6.30)

A good sized double bedroom featuring double built-in wardrobe, rear aspect window and luxury carpet flooring.

BEDROOM 4

16'6" x 8'7" (5.05 x 2.63)

A good sized double bedroom featuring rear aspect window and luxury carpet flooring.

BEDROOM 5

12'10" x 8'7" (3.92 x 2.63)

A double bedroom featuring rear aspect window and luxury carpet flooring.

BATHROOM

5'6" x 8'2" (1.69 x 2.49)

White sanitaryware, ceramic wall tiles, bath with mixer tap, vanity unit with mixer tap, illuminated heated mirror, chrome heated towel rail, LVT flooring.

OUTSIDE

To the front of the property there is off road parking suitable for multiple vehicles.

A side gateway gives access into the large rear garden which is laid to lawn and enclosed by fencing. The property has a large sandstone patio area and pathways around the house.

INTEGRAL DOUBLE GARAGE

21'8" x 19'3" (6.62 x 5.89)

Accessed via electronically operated door featuring internal power, lighting, doors into utility and rear garden.

ECO FRIENDLY FEATURES

- Inline solar panels on the roof to provide a substantial amount of your energy needs.
- Samsung Air Source Heat Pump giving you a free renewable source of energy to aid the heating system.
- I-switch providing hot water, providing on average 50-70% of your hot water needs.
- High levels of insulation and air tightness, meaning less energy is required to heat your home.
- A whole-house ventilation system (MVHR), providing fresh filtered air into the house continuously, as well as taking heat from the air of bathrooms and kitchens when in use and distributing it to other areas of the house.
- Low maintenance Siberian larch cladding.
- Smart aluminium double glazing.
- Di Lusso R4 Euro woodburning stove.

SERVICES

Mains water and electricity, air source heat pump, private drainage.

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.

LOCAL AUTHORITY

Council Tax Band: G
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

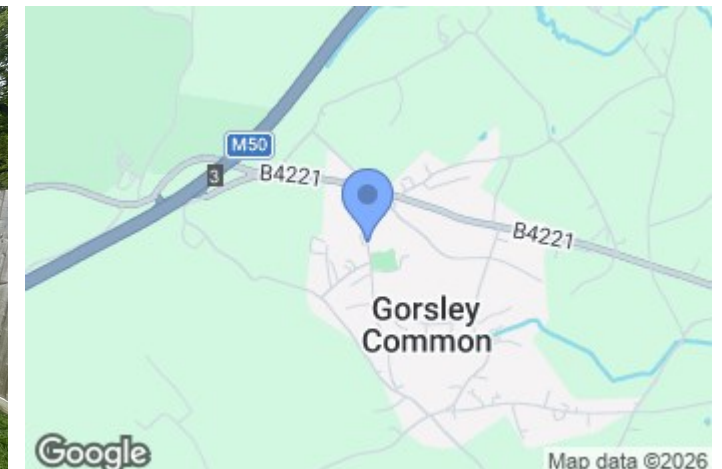
From Newent, proceed along the B4221 towards Gorsley. After a short distance you will reach the Roadmaker pub. Take a left here, where Chapel Lane can be found on the right hand side.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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