

Autumn Lodge Chapel Lane, Gorsley HR9 7SE

£699,950

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• Well presented, four bedroom detached family home • Double garage with planning permission for additional accommodation • Plot approaching 1/4 of an acre • Pleasant village location close to primary school • Ample off road parking • Biomass heating system • Council tax band F - £3451.03 (2025/26) • EPC E50

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Reception Hall
Upon arrival at the property, you are welcomed by an oak framed and Gorsley stone covered porch which in turn leads into the home. The versatile reception hall boasts slate flooring and feature ceiling timbers and opens up into a lobby area currently utilised as storage for coats and shoes etc. The hall opens up into the living room.

Living Room
There is an impressive stone fire place with a Charnwood 5kw wood burning stove and large beam mantle over. There are exposed timbers and two windows to the front elevation plus one to the rear. There is also under stair storage.

Kitchen
From the hall is a door into the kitchen with slate tiled flooring, exposed Gorsley stone work to some of the walls and off white, Shaker style fitted units comprising floor cupboards and drawers with easy close mechanisms, together with ample further storage, generous pantry cupboard and double ceramic sink with chrome mixer taps over. There is an inset range style cooker with Gorsley stone chimney surround, large solid oak work surface and breakfast bar plus a window to rear aspect. The kitchen opens up into the dining area and there is access to the wet room and large storage area from the kitchen and also a door out to the side.

Dining Room/Snug
The dining area enjoys a vaulted ceiling and lots of natural light from the windows and double doors that open up onto the rear garden.

Wet Room
Ground floor wet room with fully tiled floor and walls, direct feed shower, WC and wash basin with frosted window to side aspect.

Bedroom One
Generous bedroom with two roof light windows, large walk in wardrobe and door to ensuite.





Ensuite Shower Room
White suite comprising shower enclosure with direct feed shower, WC, wash basin, built in storage and a roof light window.

Bedroom Two
Good sized bedroom with recess for wardrobe or desk and windows to front aspect.

Bedroom Three
Window to the front aspect.

Bedroom Four
Window to side aspect.

Family Bathroom
Stylish suite with stand alone bath, WC and wash basin and a window to the rear aspect.

Double Garage and Utility
Two sets of wooden, folding double doors at the front. The garage houses the biomass heating system and offers ample storage with power and lighting connected. A pedestrian door at the rear of the garage leads into Laundry/Utility Room which has plumbing for washing machine, worktop counter space and storage.

First Floor Games Room:

Approached b y external wooden steps. Boarded floor and two double glazed Velux roof lights . Two sets of double doors enable access eaves storage space. From this room, door leads through to the bedroom/home office with double glazed window to rear elevation overlooking the pergola, sun terrace and rear garden. Note: The garage has planning consent for ancillary living accommodation, ideal as an annexe or additional living space.

Outside
The property is approached via gated driveway which has parking for 3/4 vehicles and leads to the double garage. The front garden is bounded by a lovely stone wall and mainly laid to lawn with mature shrubs and bushes, pedestrian gate to the lane. Positioned to one corner is the hexagonal wooden summerhouse with double doors opening onto the lawn. To the centre of the lawn is a circular central flower bed with dwarf circular stone wall and with both acer and flowering cherry. A covered wood store is situated adjacent to the garage. A wooden pedestrian gate between house and garage leads through to the the rear garden which is mainly laid to lawn with shrubs bordering including Forsythia, Photinia, Twisted Willow and two Fruit Trees. Positioned to one corner of this garden is a paved and gravelled patio area. Positioned against the rear boundary is a versatile wooden garden studio/workshop approx. 15'6 x 9'.

Location
Positioned in the heart of the sought after village of Gorsley, with a superb range of facilities 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: F
Local authority and rates: Herefordshire Council £3,424.77 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Private
Heating: Windhager Biomass wood pellet system installed in 2022
Broadband speed: Basic 15 Mbps, Superfast 42 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

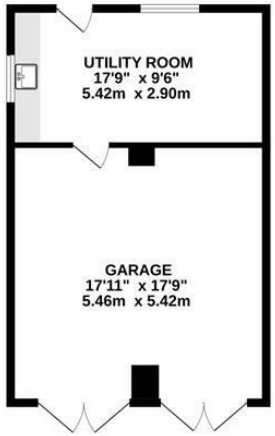




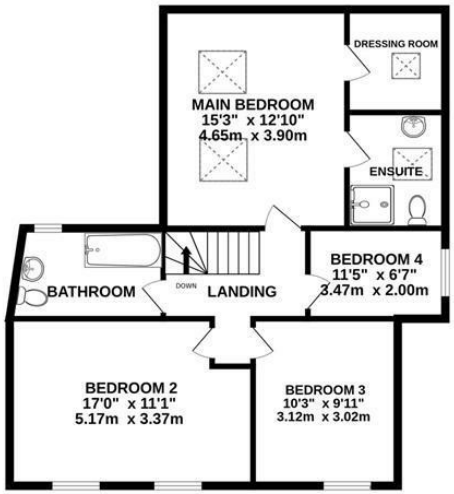


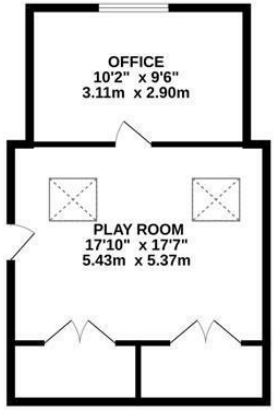
GROUND FLOOR





1ST FLOOR





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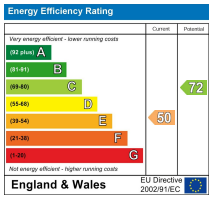
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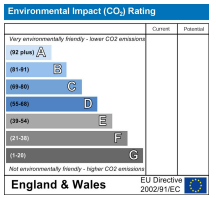
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