



**Pegasus Burrups Lane**  
**Gorsley, Ross-On-Wye HR9 7FA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £475,000

A SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW having MASTER SUITE with WALK-IN WARDROBE and EN-SUITE, TWO RECEPTIONS, DETACHED WORKSHOP, AMPLE OFF ROAD PARKING, set in a GENEROUS PLOT of JUST OVER QUARTER OF AN ACRE in a PEACEFUL COUNTRYSIDE LOCATION, all being offered with NO ONWARD CHAIN.

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.





Entrance via UPVC double glazed door into:

#### **ENTRANCE PORCH**

Radiator, UPVC windows to the front aspect, part glazed wooden door into:

#### **ENTRANCE HALL**

Radiator, wooden door into:

#### **KITCHEN**

12'3 x 10'1 (3.73m x 3.07m)

Range of base, wall and drawer mounted units, one and a half bowl ceramic sink unit with mixer tap over, built-in oven and grill, four ring gas hob over, extractor fan, built-in dishwasher, built-in fridge / freezer, radiator, wooden door giving access into airing cupboard with slatted shelving and radiator, rear aspect UPVC double glazed window. Archway through into:

#### **DINING ROOM**

16'3 x 7'9 (4.95m x 2.36m)

Radiator, access to loft storage, front aspect UPVC double glazed window, rear aspect double glazed sliding doors overlooking rear garden, door into:

#### **UTILITY ROOM**

9'9 x 6'6 (2.97m x 1.98m)

Double base unit with sink and mixer tap over, Worcester oil fired boiler, plumbing for washing machine, rear aspect double glazed window, wooden door giving access into garage.

#### **LOUNGE**

24'4 x 13'3 narrowing to 11'1 (7.42m x 4.04m narrowing to 3.38m)

Two radiators, coving, triple aspect UPVC double glazed windows, two to the front and one to the side aspect.

#### **OFFICE**

9'7 x 7'5 (2.92m x 2.26m)

Radiator, access to loft space, wooden door into:

#### **BEDROOM 1**

13'8 x 13'7 (4.17m x 4.14m)

Radiator, door giving access to good sized wardrobe with hanging space and shelving, door giving access into walk-in wardrobe with hanging space, side aspect window, wooden door into:

#### **EN-SUITE**

Tiled flooring, low level WC, pedestal wash hand basin, fully tiled walls, extractor fan, rear aspect frosted UPVC double glazed window.

#### **BEDROOM 2**

15'8 x 9'7 (4.78m x 2.92m)

Radiator, front aspect UPVC double glazed window.

#### **BEDROOM 3**

11'4 x 10'2 (3.45m x 3.10m)

Radiator, rear aspect UPVC double glazed window.

#### **BATHROOM**

Suite comprising of panelled bath, shower attachment over, low level WC, pedestal wash hand basin, partly tiled walls, inset ceiling lights, heated towel rail, rear aspect frosted UPVC double glazed window.

#### **OUTSIDE**

To the front of the property, there is a tarmac driveway which offers parking for several vehicles which leads to:

#### **GARAGE**

17'2 x 9'5 (5.23m x 2.87m)

Accessed via up and over door, power and lighting, side aspect window.

To the left of the property, a lawned area with a pathway continues along the side of the property to include a greenhouse and access to an outbuilding / potting shed. The pathway leads around to the rear of the property with a large enclosed garden which is mainly laid to lawn, seating area, all bordered by hedging and fencing. The garden also benefits from a south-west facing aspect.

#### **SERVICES**

Mains electric and water, septic tank. Oil central 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.

#### **LOCAL AUTHORITY**

Council Tax Band: D  
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**

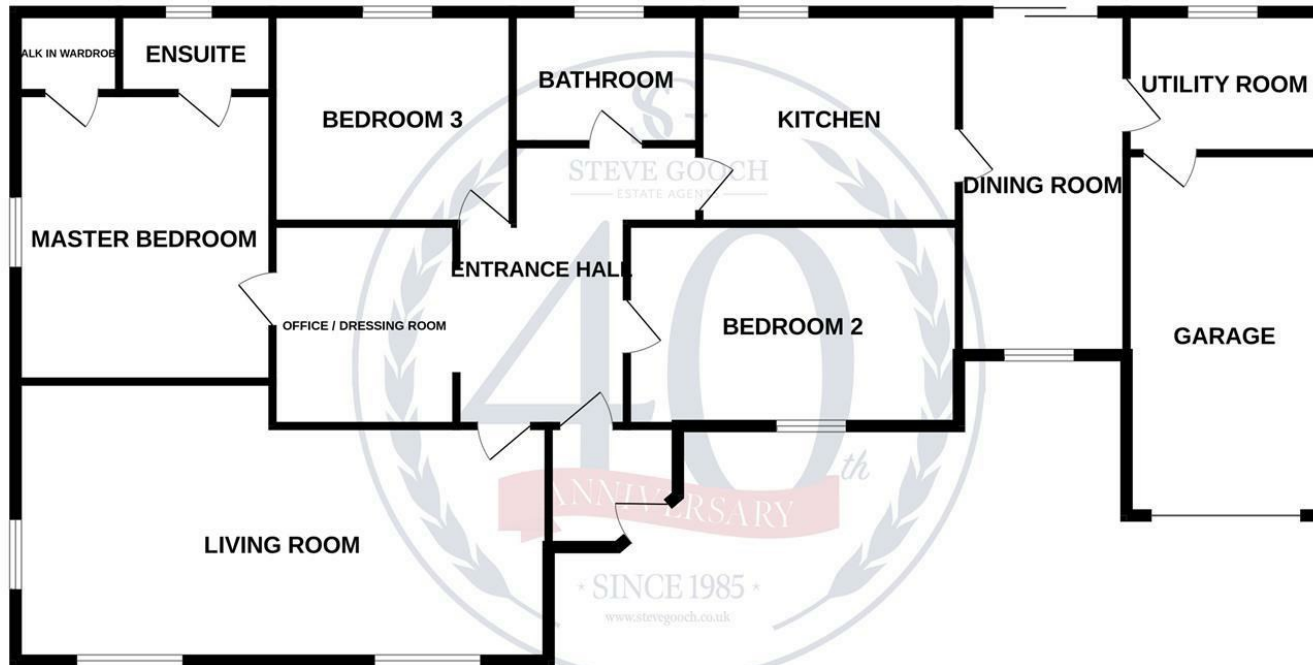
From Newent, proceed along the B4221 towards Ross-On-Wye, passing through Kilcot, to Gorsley. Take the right hand turn into Burrups Lane, where the property can be found after a short distance as marked by our 'For Sale' board.

#### **PROPERTY SURVEYS**

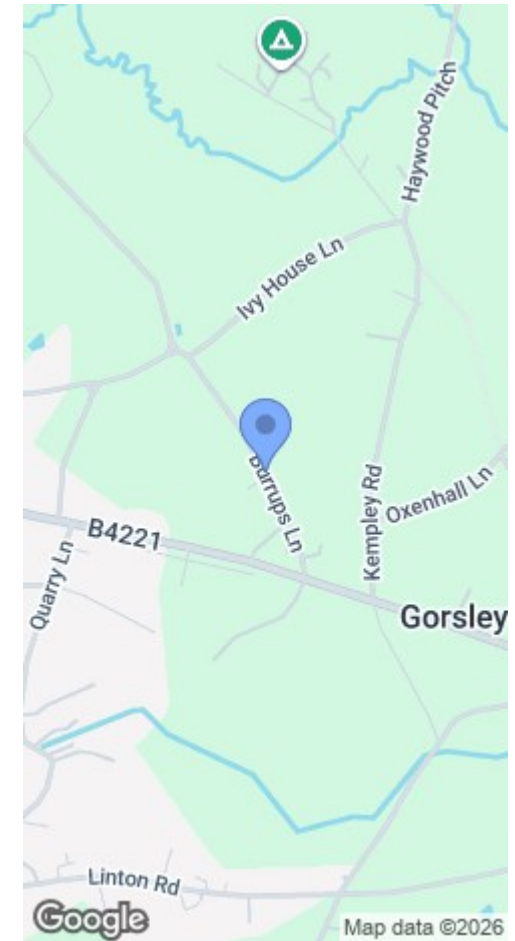
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

### 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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