

Newstead
Aston Ingham HR9 7LS

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £799,950

NESTLED in the HEART OF A PEACEFUL VILLAGE, NEWSTEAD COMBINES TRANQUILLITY with EXCEPTIONAL CONTEMPORARY LIVING. FINISHED to a ULTRA HIGH SPECIFICATION THROUGHOUT, this BEAUTIFULLY DESIGNED FOUR / FIVE BEDROOM HOME features a STUNNING CHEF'S KITCHEN opening into an IMPRESSIVE FAMILY ROOM with a FULL VAULTED CEILING, creating a WONDERFUL SENSE OF LIGHT AND SPACE. Set within approximately HALF AN ACRE OF CHARMING COTTAGE-STYLE GARDENS, the property benefits from TWO LUXURIOUS EN-SUITE BEDROOMS, BLENDING COMFORT, ELEGANCE and MODERN PRACTICALITY IN AN IDYLLIC COUNTRYSIDE SETTING.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring villages of Aston Crews and Kilcot. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



Entrance via side aspect composite door:

ENTRANCE HALL
Engineered flooring, under stairs storage, range of built-in storage units, underfloor heating, personal door into double garage.

GARAGE / UTILITY
20'11 x 18'2 (6.38m x 5.54m)
Double glazed side door, side aspect windows, front aspect bi folding barn doors, kitchen units, sink, washing machine, space for further appliance.

KITCHEN / DINING AREA
30'1 x 18'9 (9.17m x 5.72m)
Feature vaulted ceiling, full height rear aspect glass wall with bi fold doors to the deck and garden area, kitchen comprises one and a half bowl sink with mixer tap, hot tap, range of base and wall mounted units, integrated appliances to include, two NEFF ovens, Samsung Combi oven, space for American fridge / freezer, integrated dishwasher, central island with stainless steel top and five ring induction hob, gas burner, SMEG inset deep fat fryer, spot lighting and remote Velux roof lights, white star worktop made from recycled glass, USB points, underfloor heating, door into:

PANTRY
8'7 x 6'4 (2.62m x 1.93m)
Cold slab, shelving and storage, quarry stone tiled floor, spot lights.

LIVING ROOM
81'1 x 17'0 (24.71m x 5.18m)
Engineered flooring, cast iron log burner, inset Home Entertainment speaker system, inset spot lighting, underfloor heating, USB points, side aspect window, double opening French doors to the rear.

BATHROOM
WC, wash hand basin, large walk-in overhead detachable shower system, glazed screen, tiled floor and walls, bathtub with mixer tap and detachable shower head, chrome heated towel rail, spot lighting, underfloor heating, side aspect frosted window.













BEDROOM 3
14'0 x 11'7 (4.27m x 3.53m)
Underfloor heating, USB points, built-in storage, front aspect window.

BEDROOM 5 / STUDY
14'1 x 8'8 (4.29m x 2.64m)
Parquet flooring, underfloor heating, USB points, front aspect window.

FROM THE ENTRANCE HALL, TURNING OAK TREAD STAIR CASE LEADS TO THE FIRST FLOOR.

LANDING
Seating area, Velux roof lights, engineered oak flooring, spot lighting, underfloor heating, glazed French doors lead to balcony area with glass balustrade overlooking the kitchen / family room.

MASTER BEDROOM
18'1 x12'4 (5.51m x3.76m)
Storage, rear aspect window, built-in storage, USB points, spot lighting, underfloor heating, door to:

DRESSING ROOM
8'0 x 6'8 (2.44m x 2.03m)
Front aspect Velux roof light, underfloor heating, shelving, hanging rail and storage.

EN-SUITE
Large walk-in shower with over head shower system, glazed screen, WC, wash hand basin, tiled floor and walls, underfloor heating, chrome heated towel rail, shaver point, front aspect frosted Velux.

BEDROOM 2
12'7 x 8'10 (3.84m x 2.69m)
Rear aspect window, USB points, underfloor heating, door to:

SHOWER ROOM
Walk-in shower with over head shower system, glazed screen, WC, wash hand basin with mixer tap, chrome heated towel rail, tiled floor and walls, shaver point, extractor fan, sport lighting, underfloor heating, front aspect frosted Velux roof light.

BEDROOM 4

12;5 x 7'11 (3.66m;1.52m x 2.41m)

Storage, USB points, underfloor heating, front aspect Velux.

OUTSIDE

To the front of the property is a block-paved driveway providing parking for up to ten vehicles. A gated side entrance leads to the rear gardens, which are enclosed by timber panel fencing and mature Red Robin hedging. To the left hand side is a gravelled seating area with trailing plants and grapevine, the living area opens onto a large raised deck with steps to a entertaining space featuring a pergola with built-in concrete table, external storage, water butts and outside tap. A block-paved pathway leads to a Monet-style bridge crossing the stream to the rear section of the garden, which has been rewilded. The rear garden also includes a timber-built garden shed, summer house and block-paved pathway leading through to an expansive lawn area which are bordered by beautifully tended mature planting, a bark-chipped pathway lead to a vegetable garden with polytunnels, chicken coop and raised planting beds. Additional outbuildings include a substantial timber workshop / storage shed with space for a ride-on lawn mower, log store, composting area and a variety of mature fruit trees.

SERVICES

Mains electric, water and gas. Septic tank.

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

To be confirmed.

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
Proceed out of Newent along the B4221 in the direction of Kilcot. At Kilcot cross roads turn left towards Aston Ingham on the B4222. Proceed through Kilcot into Aston Ingham and upon arriving at the centre, you will see the village hall on the left hand side, proceed along where the property can be found on the left hand side before the Church.

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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.



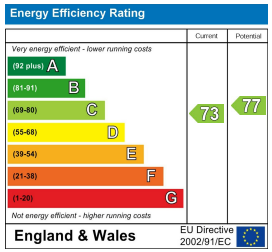


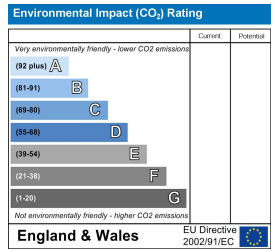


Newstead, Aston Ingham, Ross-on-Wye
Approximate Gross Internal Area
276 Sq M/2970 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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.

