

2 The Laines, Ross-On-Wye HR9 7FH

£645,000

naylor powell

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• Spacious five bedroom detached family home • Two ensuite bedrooms • Versatile living accommodation • Sought after village location • Double garage and parking • EPC D61 • Herefordshire Council tax band F (£3626.65 2026/27)

£645,000

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Entrance Hall
Wood laminate flooring, stairs to the first floor with under stairs storage cupboard.

Cloakroom
White suite comprising WC, pedestal wash basin, laminate flooring, tiled splashbacks and aside aspect frosted window.

Study
Wood laminate flooring and window to the front aspect.

Living Room
Feature fire place with inset cast iron log burner, media wall with TV and sound bar recess, cabinets and storage to either side of chimney breast, window to the rear aspect, double opening French doors to patio and rear gardens.

Kitchen/Dining/Family Room
A fantastic space with stylish and modern kitchen with a range of base and wall mounted units with stone worktops, tiled splashbacks, central island, integrated NEFF double oven, four ring induction hob, extractor fan over, integrated dishwasher, space for American fridge / freezer, floor mounted Worcester oil-fired boiler supplying the hot water and central heating, under unit lighting, over island lighting, inset spotlighting, laminate flooring, front and rear aspect windows, rear aspect folding doors to patio and gardens. Glazed wooden door to utility.

Utility Room
Plumbing for washing machine, space for tumble dryer and further appliances, wood laminate flooring, extractor fan, personal door to integral double garage.

Integral Double Garage
Accessed via two up and over doors from the driveway. Please note that the garage has been partially converted to incorporate the utility room and also has an EV charging point.





First Floor Landing
Door to airing cupboard housing the hot water tank with slatted shelving and storage space, access to loft space and window to front aspect.

Master Bedroom
A range of built-in wardrobes, two front aspect windows, rear aspect Velux roof light.

Ensuite Shower Room
WC, large vanity wash hand basin with mixer tap and storage cupboards, corner shower enclosure with inset shower system, tiled flooring, tiled splashbacks, chrome heated towel rail, extractor fan, spotlighting, front aspect frosted window.

Bedroom Two
Built in wardrobe and window to the rear aspect.

Ensuite Shower Room
Sliding door to double shower enclosure with inset overhead shower system, WC, wash hand basin, mirrored cabinet, , inset spotlighting, extractor fan, tiled floor, tiled splashbacks plus a chrome heated towel rail.

Bedroom Three
Front aspect window.

Bedroom Four
Double wardrobe and a rear aspect window.

Bedroom Five
Built-in wardrobe plus a rear aspect window.

Family Bathroom
White suite comprising of P shaped path with direct feed shower, WC, wash hand basin, tiled splashbacks, heated towel rail, shaver light point, extractor fan, front aspect frosted window.

Outside
To the front of the home is a block paved driveway for three to four vehicles, EV charging point, and a path leading to front door. Front and side gardens are mainly laid to lawn with mature shrub borders. Gated side access leads to the rear garden. The rear garden enjoys a large patio seating area ideal for alfresco dining, outdoor power point, outside water tap, sleeper bed rockery border with hedging leading to the main part of the rear gardens which are laid to lawn and raised beds to the rear planted with a variety of trees, shrubs and bushes. The gardens are well enclosed by fencing, walling and mature hedging.

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

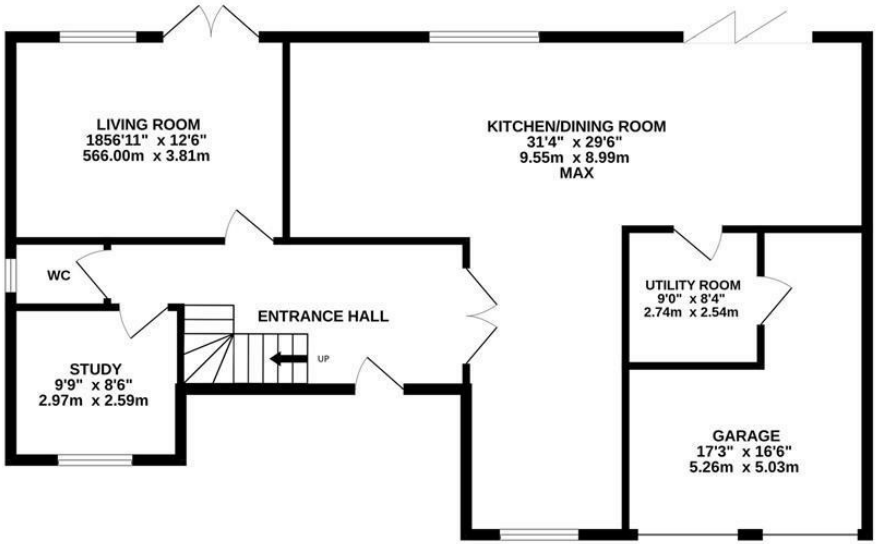
Council tax band: F
Local authority and rates: Herefordshire Council £3626.65 2026/27
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
Broadband speed: Basic 15 Mbps, Superfast 41 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three



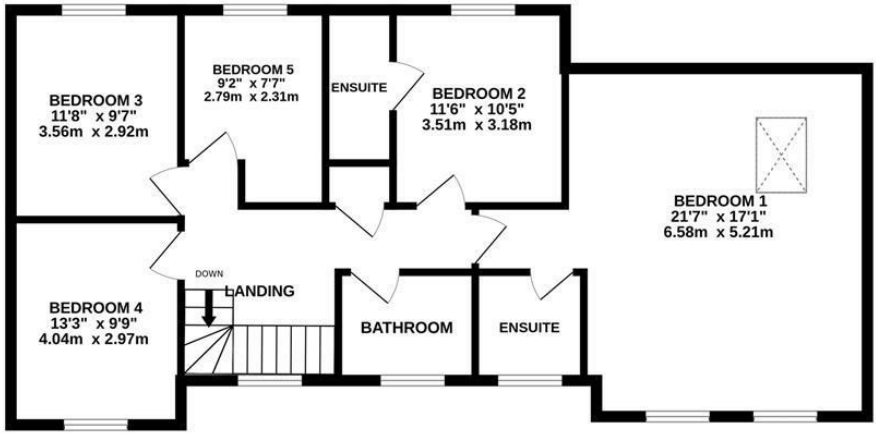




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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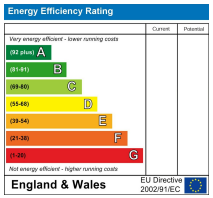
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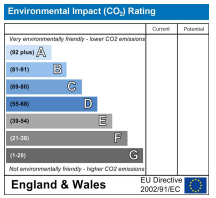
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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