



COUGHTON, ROSS-ON-WYE

Guide price **£325,000**



12 COUGHTON PLACE

Coughton, Ross-on-Wye, Herefordshire HR9 5RX



Corner plot village home with countryside views, generous gardens, garage, ample parking and versatile living space.

Occupying a generous corner plot in the highly desirable village of Walford, this well-presented end-terrace home enjoys far-reaching countryside views and offers versatile accommodation, extensive parking and attractive gardens.

Walford is a sought-after village situated approximately two miles from the market town of Ross-on-Wye, offering an excellent range of shops, cafés, restaurants, schools and everyday amenities. The area is renowned for its beautiful countryside, riverside walks and outdoor pursuits, while excellent road links provide convenient access to Hereford, Monmouth, Gloucester and the wider motorway network, making it ideal for both commuters and families seeking a village lifestyle.



Guide price
£325,000



KEY FEATURES

- Corner plot with far-reaching rural views
- Spacious living room with wood burner
- Kitchen/breakfast room plus dining room
- Flexible study or playroom space
- Garage, workshop and loft storage
- Gardens, decking and ample parking



STEP INSIDE



The property is entered via a welcoming hallway with access to both the garden and integral garage. An inner hallway leads to the principal reception rooms and staircase to the first floor.

The spacious lounge enjoys delightful rural views through two front-facing windows and features a characterful fireplace with wood-burning stove, creating a warm and inviting focal point. A separate dining room provides an excellent entertaining space and benefits from a useful pantry.

12, Coughton Place Coughton, Ross-on-Wye, Herefordshire
 Approximate Gross Internal Area
 161 Sq M/1733 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.

The kitchen/breakfast room is fitted with a range of wall and base units, integrated oven and hob, ample work surfaces and space for appliances. Adjoining the kitchen is a downstairs W.C and a versatile additional reception room, ideal as a home office, playroom or hobby room.

To the first floor are three well-proportioned bedrooms, two of which enjoy countryside views to the front. The family bathroom is fitted with a bath and shower arrangement, wash basin and WC.

STEP OUTSIDE



A particular feature of the property is the integral garage, which incorporates, power and lighting.

Externally, the property benefits from lawned gardens to both front and rear. The rear garden is predominantly laid to lawn and includes a raised decked seating area and sun terrace, providing excellent spaces for outdoor dining and relaxation. A gated gravel driveway offers parking for several vehicles, while additional features include a log store and useful side utility area.

INFORMATION

Postcode: HR9 5RX

Tenure: Freehold

Tax Band: B

Heating: Oil

Drainage: Mains

EPC: E





DIRECTIONS

What3words: [chuck.tycoons.cucumber](https://www.what3words.com/?q=chuck.tycoons.cucumber)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01989 768484
 herefordshire@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.