



# ROSS-ON-WYE

Offers over **£350,000**



# ROCKFIELD

Whitchurch, Ross-on-Wye, Herefordshire HR9 6DQ



A three-bedroom bungalow in the village of Whitchurch  
Offering practical living space with a bright sitting room and kitchen/dining area  
Includes a useful outbuilding and enjoys open views to the rear

This charming three-bedroom bungalow enjoys a peaceful setting in the sought-after village of Whitchurch, offering stunning countryside views to the rear and a versatile layout ideal for a range of buyers. The property benefits from a spacious sitting room filled with natural light, alongside a well-proportioned kitchen/dining area, creating a practical and sociable heart to the home. A standout feature is the detached outbuilding, previously used as a hairdressing salon, offering excellent potential for a home business, studio, or additional workspace.



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## KEY FEATURES

- Three-bedroom detached bungalow in a sought-after village location
- Stunning countryside views to the rear
- Spacious sitting room filled with natural light
- Versatile outbuilding previously used as a hairdressing salon
- Well-proportioned kitchen/dining room ideal for entertaining
- Generous garden with patio area perfect for outdoor living



# STEP INSIDE

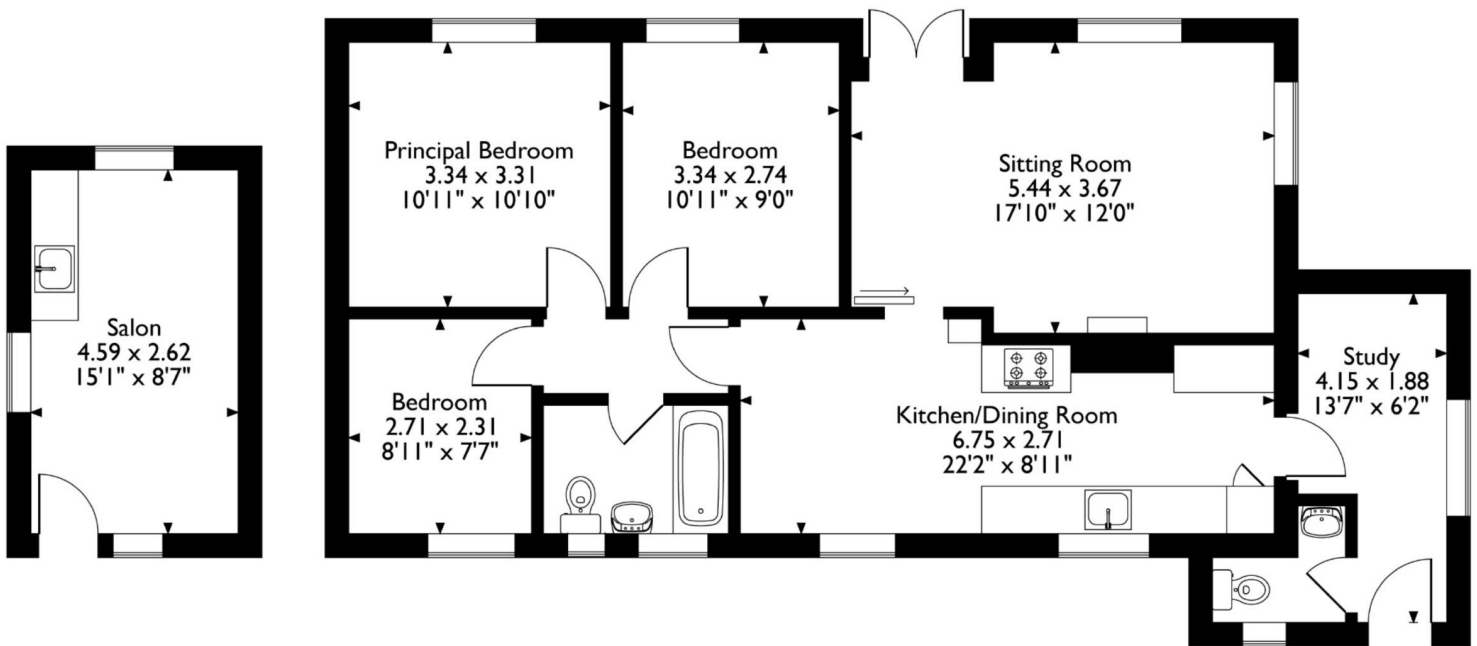


The bungalow offers a well-balanced layout, with a welcoming entrance leading through to the main living spaces.

The sitting room is generously sized and enjoys large windows that frame the garden and surrounding views, creating a bright and relaxing environment.

The kitchen/dining room provides ample worktop and storage space, with room for a dining table, making it ideal for everyday living and entertaining.

Rockfield, Whitchurch, Ross-on-Wye  
 Approximate Gross Internal Area  
 Main House = 82 Sq M/883 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 94 Sq M/1012 Sq Ft



### Outbuilding

### Ground Floor

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.

There are three bedrooms, all thoughtfully arranged, offering flexibility for families, guests, or those needing a home office.

A centrally located bathroom serves the property, fitted with essential fixtures and conveniently positioned for all bedrooms.

The principal bedroom is well-proportioned, while the additional rooms are perfect for children or adaptable use.

# STEP OUTSIDE



Externally, the property benefits from a generous plot with a patio seating area, perfect for outdoor dining and enjoying the far-reaching countryside views. The garden offers a great balance of lawn and seating space, ideal for relaxing or entertaining.

The detached outbuilding is a real asset, previously operating as a salon, and provides excellent potential for a variety of uses including a home business, gym, or creative studio.

Overall, Rockfield presents a fantastic opportunity to acquire a versatile bungalow in a desirable location, combining countryside living with practical features and future potential.

#### AGENT'S NOTE:

There are solar panels that we are advised are owned by the vendors. There is a wayleave agreement which is not binding on future owners.

## INFORMATION

Postcode: HR9 6DQ  
Tenure: Freehold  
Tax Band: C  
Heating: Gas LPG  
Drainage: Mains  
EPC: C





## DIRECTIONS

What3words: wanted.inversely.successes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	84
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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