



ROSS-ON-WYE

Guide price **£475,000**



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18 SWALLOW ROAD

Ross-on-Wye, Herefordshire HR9 7WS



Detached four bedroom house
Spacious accommodation
Generous rear garden, garage, parking

This impressive four-bedroom detached family home is located within the highly sought-after St. Mary's Garden Village, a modern and thoughtfully planned development that perfectly balances countryside charm with contemporary convenience. It has also been carefully designed to promote a healthy, active lifestyle with an abundance of green open spaces, scenic walkways, and small, tranquil lakes that are rich with local wildlife making it the perfect setting for family life.

Residents of the development benefit from a range of exclusive on-site amenities, including a community centre that hosts events and activities to bring neighbours together, as well as a free-to-use gym exclusively for residents. There is also an on-site bicycle rental service, ideal for enjoying the dedicated cycling and running paths that wind throughout the estate, providing safe and attractive routes for joggers, walkers, and cyclists alike. For families, the development offers plenty of outdoor space for children to explore and play, while the peaceful lakes and natural landscaping provide a wonderful backdrop for weekend strolls and picnics. The community feel is further enhanced by well-maintained communal areas and a strong emphasis on wellbeing, activity, and neighbourly spirit.

In addition to these lifestyle features, the property itself offers spacious and versatile accommodation perfectly suited to modern family living, with generous rooms, quality finishes, and a private garden ideal for entertaining or relaxing. The development also benefits from excellent transport links, good local schools, and easy access to everyday amenities, making it an ideal location for those seeking a balance of rural tranquillity and urban convenience.



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KEY FEATURES

- Spacious four-bedroom detached family home
- Modern open-plan kitchen/dining/living area with bi-fold doors opening to the generous rear garden with patio area,
- Driveway parking for two cars, and an integral garage
- 7 years remaining on NHBC
- Convenient access to local amenities
- Upgrades to the original specification



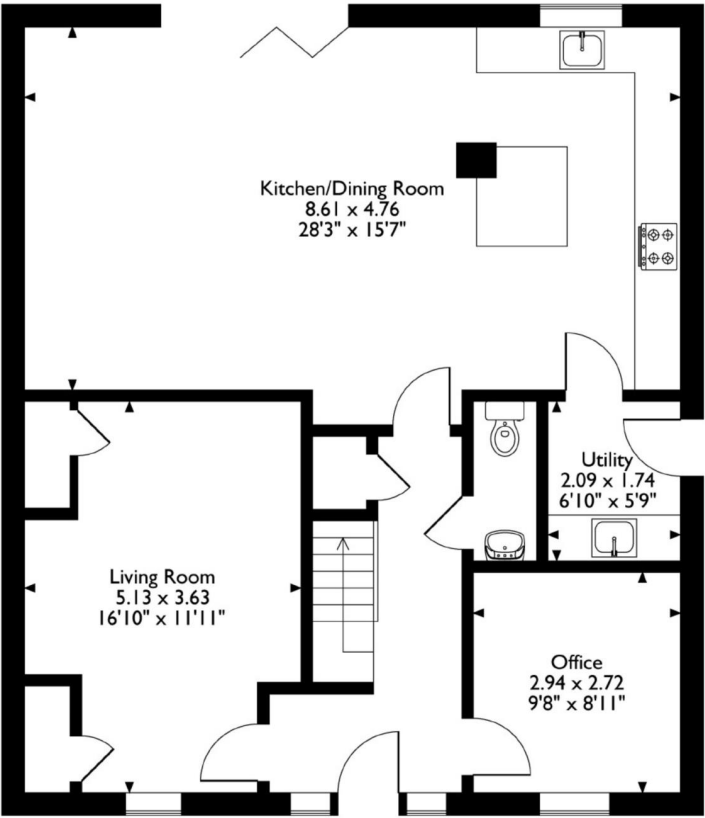
STEP INSIDE



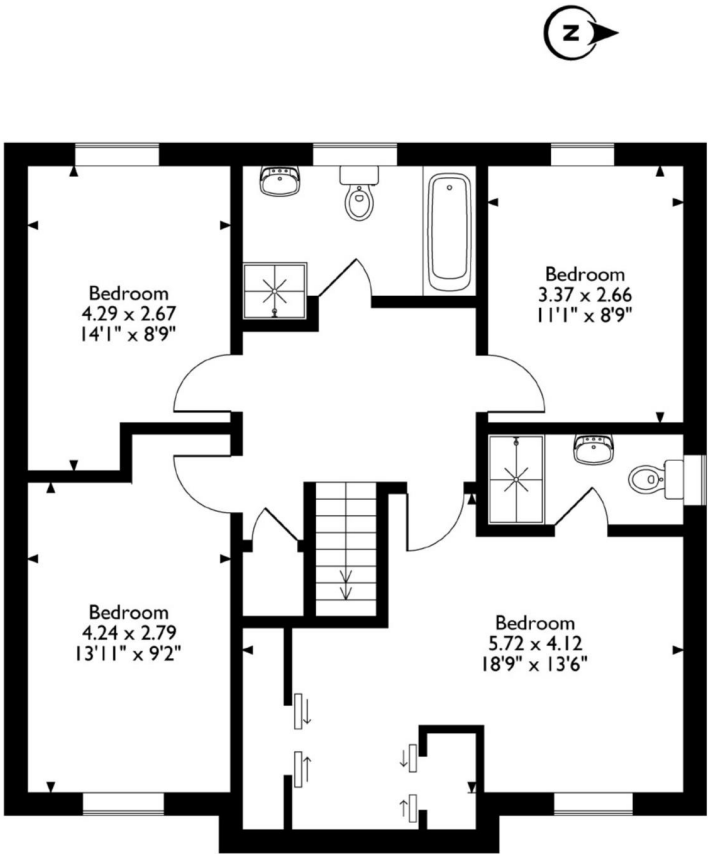
The property boasts a welcoming entrance hall leading to a bright and airy lounge, perfect for relaxing with family or entertaining guests. The second reception room provides excellent flexibility ideal as a home office, playroom or snug, and is currently used as a home gym.

To the rear of the property is the impressive open-plan kitchen/dining/living space, featuring contemporary fittings and stylish bi-fold doors that flood the room with natural light and open out onto the private rear garden perfect for modern family life and entertaining. A separate utility room with side access from the driveway adds practicality and convenience, along with a useful downstairs WC.

Approximate Gross Internal Area
158 Sq M/1701 Sq Ft



Ground Floor



First 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.

Upstairs, the property offers four generous bedrooms, including a superb principal suite complete with its own dressing area and luxurious en-suite shower room. The remaining bedrooms are served by a modern family bathroom, fitted with both a separate bath and shower for added comfort and functionality.

An exceptional opportunity to acquire a beautifully appointed home offering space, style, and flexibility for the modern family.

STEP OUTSIDE



Externally, this impressive property boasts a generously sized rear garden, featuring a spacious patio area perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. The garden offers a private and secure setting, ideal for both children and pets, with plenty of lawned space for play or planting.

To the side, the property benefits from driveway parking for two vehicles, as well as a garage providing additional parking or valuable storage space. The attractive frontage and well-kept surroundings add to the property's excellent kerb appeal, making this a home to be proud of.

Agents note: £30 per month for maintenance of the estate, access to gym and the hub

INFORMATION

Postcode: HR9 7WS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: ///beginning.locals.dwell



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	85	
C (69-80)		
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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