# Apsley House
## Whitchurch, Ross-on-Wye

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Set in the heart of a sought-after and thriving little village close to Symonds Yat, this beautifully restored and presented, attached, 4 bed Georgian home has spacious and light-filled accommodation over its 2 well-appointed floors. It cleverly lends elegant, period, features with today's modern needs. Pretty enclosed, low-maintenance gardens with a paved sun terrace and easy access to major road networks. In ideal "lock up and leave".

## Asking price of £499,000 Freehold

Originally built in 1830 and extended in 1980, the property is traditionally constructed in stone with a painted rendered exterior and inset double glazed sash windows and doors set under pitched tiled roofs. Internal features include exposed beams and stonework, three original fireplaces, low voltage downlighters, moulded skirting boards and architraves, column radiators, window shutters, high ceilings, wooden panelled doors and a combination of engineered oak and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The property is approached from the front via a paved pathway, under a feature portico entrance and through a partially glazed solid wood panelled door into:**

**ENTRANCE HALLWAY:**
Doors into the following:

**LIVING ROOM: 4.57m x 3.94m (14'12" x 12'11")**
A generously proportioned principal reception room with window to the front. Feature stone inglenook fireplace set on a complementary hearth housing a wood burner.

**From entrance hallway through wooden panelled door with glazed semi-circle panel above into:**

**INNER LOBBY: 5.41m x 2.54m (17'9" x 8'4")**
Window to side. A beautifully crafted turning staircase with turned newel posts and wooden balustrading up to the first-floor landing area. Feature wooden panelling along one wall. Doors into.

**DINING ROOM: 4.63m x 4.01m (15'2" x 13'2")**
Window to front. Original fireplace with decorative metal surround and stone mantel. Recess with bespoke fitted display shelving.

**OPEN PLAN KITCHEN/BREAKFAST ROOM: 6.37m (max) x 4.05m (20'11" x 13'3")**
Window to side and French doors out to paved sun terrace. "L-shaped" composite worktop top with a tiled splashback surround, inset four ring induction hob with stainless steel upright and one and a half bowl sink and side drainer. An extensive range of wooden panelled cupboards and drawers set under housing double oven/grill and integrated dishwasher. Complementary island unit with oak worktop and cupboards and drawers set under with wine cooler and under the counter fridge. Feature inglenook fireplace with exposed brick surround housing a wood burner set on a stone hearth. Consumer unit at high level. Ledged and braced door with Suffolk latch into:

**INNER HALLWAY:**
Window to side. A range of fitted storage cupboards. Doors into:

**BEDROOM FOUR: 2.62m x 2.23m (8'7" x 7'4")**
Window to side. Arched recess with fitted shelving.

**SHOWER ROOM:**
Frosted window to side. A contemporary suite comprising a low-level WC, floating vanity unit with inset wash basin and fully tiled shower enclosure with rain shower head, mixer valve and separate handheld attachment. Ladder style radiator. Extraction fan at high level.

**UTILITY ROOM: 3.64m x 2.69m (11'11" x 8'10")**
Window and external door to back accessing side sun terrace. Composite worktop along one wall with inset one and a half bowl sink and drainer. Cupboard set under and space/plumbing for washing machine and tumble dryer. Space for American style fridge/freezer. Roof access hatch.

**FIRST FLOOR LANDING:**
Window to side. A spacious first floor landing area with integrated linen cupboard and integrated wardrobe with hanging rail, shelving and ample storage. Roof access hatch. Archways and doors into the following:

**FAMILY BATHROOM:**
Frosted window to side. A white, contemporary suite comprising a low-level WC, floating wash basin and bath with rain shower head over, mixer valve and separate handheld attachment. Integrated medicine cupboard with full height shelving. Extraction fan at high level. Ladder style radiator.

**BEDROOM TWO: 3.13m x 4.10m (10'3" x 13'5")**
Window to front elevation. Pair of doors into integrated wardrobe with hanging rail, shelving and ample storage.

**BEDROOM THREE: 2.79m x 3.62m (9'2" x 11'11")**
Window to front elevation. Pair of doors into integrated wardrobe with hanging rail, shelving and ample storage.

**BEDROOM ONE: 4.72m x 3.71m (15'6" x 12'2")**
Window to front elevation.

**OUTSIDE:**
The property is accessed via a pedestrian pathway, set behind a stone wall and entered through a decorative metal gate. Low-maintenance gardens are located to the front and side of the property, while a gravelled area adjoining the front boundary wall is currently used for outdoor storage but could, subject to the necessary permissions and a dropped kerb, be converted into a private parking space. Adjoining the kitchen is a paved sun terrace, providing an ideal area for al fresco dining and entertaining, with an original stone well positioned in the corner.

**SERVICES:**
Mains electric, water and drainage. Oil fired central heating system. Council Tax Band F. EPC Rating D.

**DIRECTIONS:**
Heading from Monmouth on the A40, take the Whitchurch exit on the left. Continue along the road for a short distance and Apsley House can be found on the right hand side, opposite the children's play park.


**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



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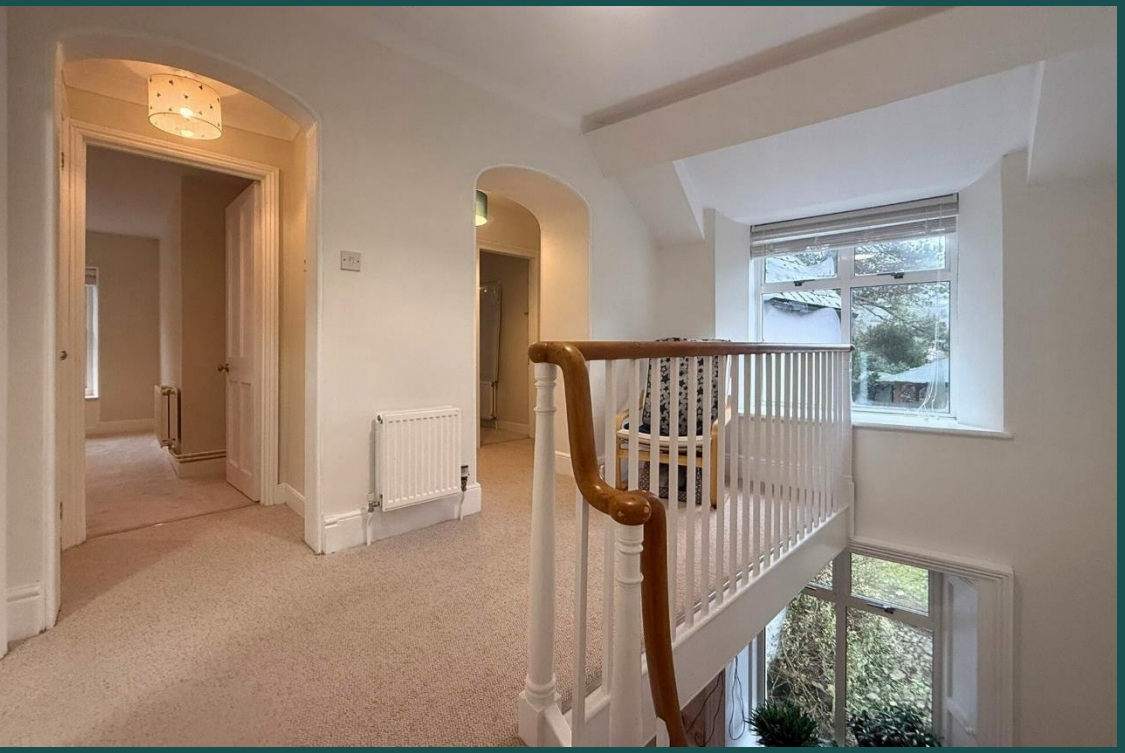

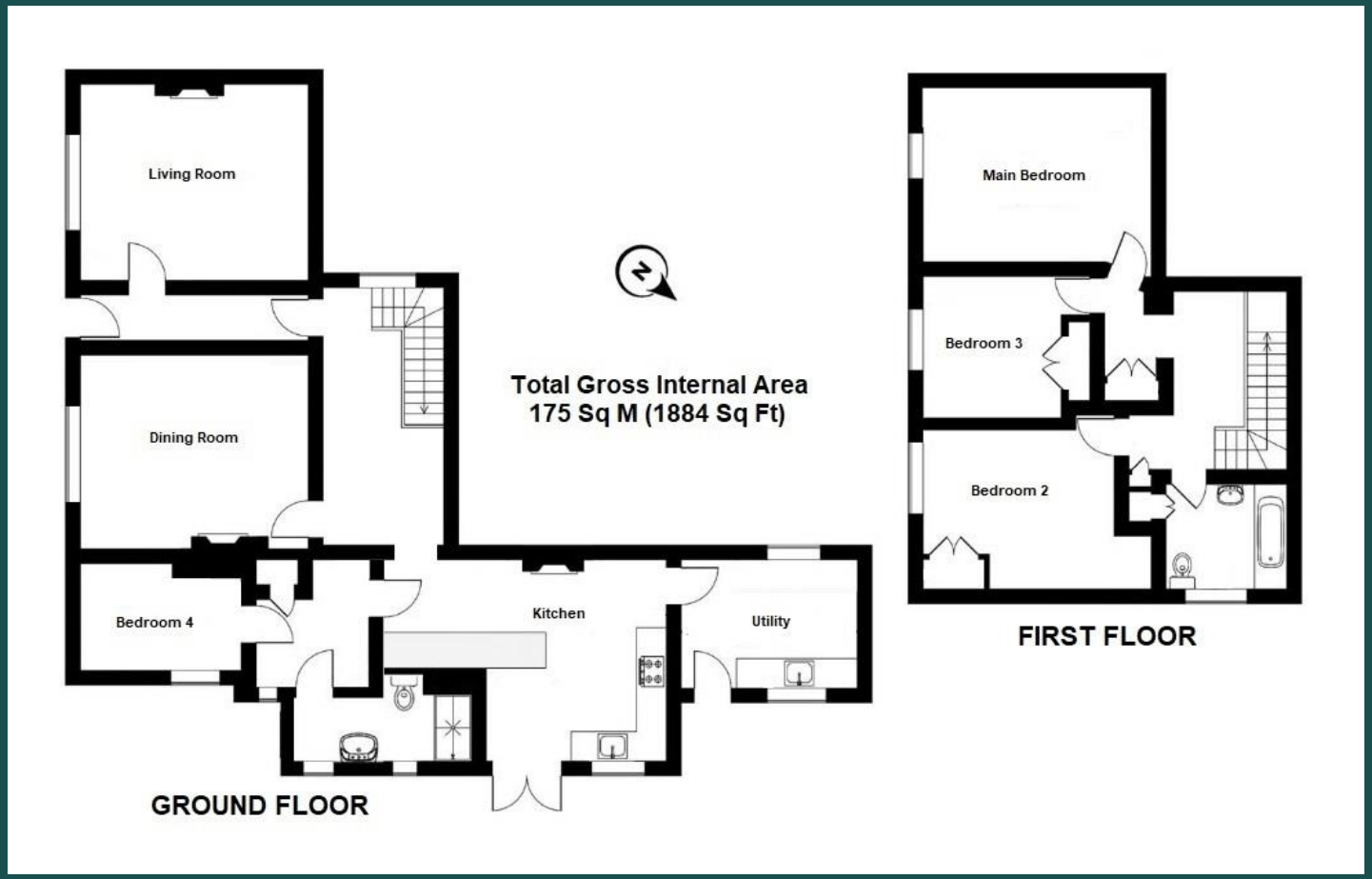


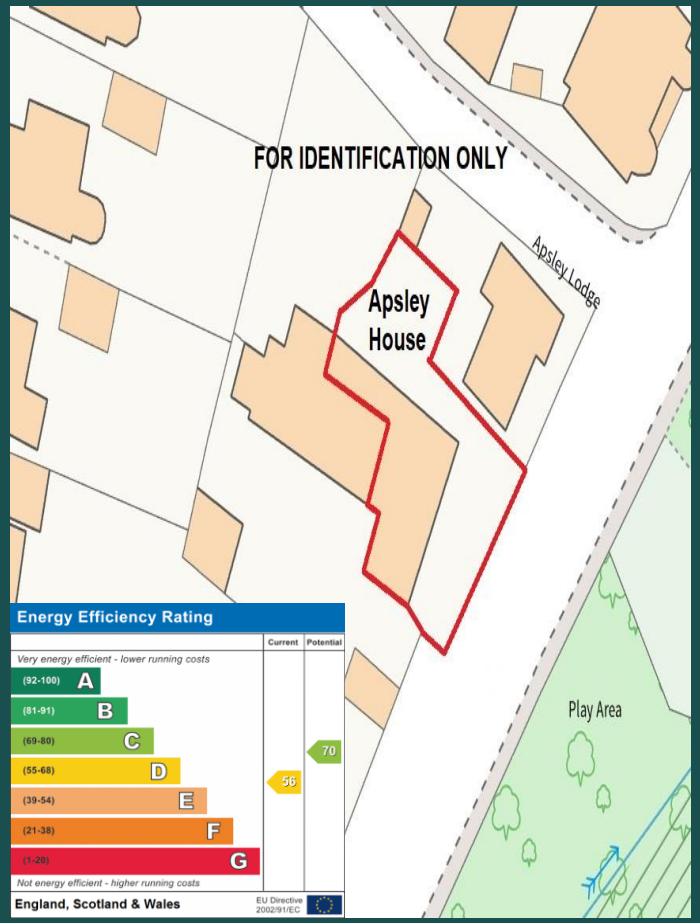

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