Highfield House Bannut Tree Lane

Bridstow, Ross-On-Wye HR9 6AJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME having undergone EXTENSIVE REFURBISHMENT and DEVELOPMENT, OFFERING VERSATILE ACCOMMODATION, TWO RECEPTIONS plus SUN ROOM, MASTER EN-SUITE, DOUBLE GARAGE, LOW MAINTENANCE GARDENS situated in a LOVELY EDGE OF TOWN LOCATION enjoying ELEVATED VIEWS, all being offered with NO ONWARD CHAIN.

A 25 minute walk takes you into the busy market town of Ross-on-Wye which offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library, Bridstow Primary school is just a 5 minute walk away.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.

Enter the property via UPVC double glazed front door into:

ENTRANCE PORCH
6'6 x 4'3 (1.98m x 1.30m)
Polished tiled flooring, front aspect frosted windows and side aspect window. Through further UPVC door into:

ENTRANCE HALLWAY
17'4 x 11'7 (5.28m x 3.53m)
Stairs leading to the first floor, under stairs storage, electric room heater, thermostat controls, spotlighting. Door to:

CLOAKROOM
WC, vanity wash hand basin with mixer tap and cupboard below, tiled flooring, extractor fan, spotlighting.

LOUNGE
17'5 x 16'0 (5.31m x 4.88m)
Feature fireplace (not in use), TV point, telephone point, radiator, wall light fittings, front aspect French doors offering lovely views towards Ross-On-Wye and May Hill in the distance. Opening through to:

DINING ROOM
14'8 x 12'9 (4.47m x 3.89m)
Double radiator, wall light fittings, rear aspect windows and French doors to the gardens. Opening through to:

KITCHEN / BREAKFAST / FAMILY ROOM
18'5 x 17'4 (5.61m x 5.28m)
Alternatively accessed from the hallway. The brand new kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include free standing Bush American fridge / freezer, washing machine, dishwasher, electric range oven with five ring top and extractor fan over, inset spotlighting, electric room heater, polished tile flooring, side aspect window, rear aspect double opening French doors to:

SUN ROOM
17'0 x 12'6 (5.18m x 3.81m)
Polished tiled flooring, electric room heater, wall light fittings, rear aspect windows, Velux roof light, half glazed side door to the gardens.

FROM THE ENTRANCE HALLWAY, DOOR LEADS TO:

BEDROOM 3 (GROUND FLOOR)
15'6 x 11'3 (4.72m x 3.43m)
Range of built-in wardrobes, door to further walk-in wardrobe.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Double radiator, inset spotlighting, access to roof space.

MASTER BEDROOM
17'6 x 16'0 (5.33m x 4.88m)
Built-in triple wardrobe, double radiator, inset spotlighting, front aspect window offering lovely views towards Ross-On-Wye and the surrounding countryside.

EN-SUITE SHOWER ROOM
8'8 x 4'7 (2.64m x 1.40m)
Large walk-in double shower cubicle with glazed screen, inset overhead and detachable showers, vanity wash hand basin with mixer tap and cupboard below, WC, fully tiled floor and walls, extractor fan and spotlighting.

BEDROOM 2
14'8 x 11'9 (4.47m x 3.58m)
Built-in triple wardrobes, double radiator, spotlighting, TV point, access to roof space, two rear aspect windows.

BEDROOM 4
18'6 x 12'9 narrowing to 7'1 (5.64m x 3.89m narrowing to 2.16m)
Double radiator, TV point, double wardrobe, inset spotlighting, two side aspect frosted windows, rear aspect window.

BEDROOM 5
10'0 x 9'0 (3.05m x 2.74m)
Spotlighting, double radiator, rear aspect window.

BATHROOM
12'2 x 6'4 (3.71m x 1.93m)
Suite comprising wood panel bath with mixer tap, corner shower cubicle with inset overhead and detachable showers accessed via sliding glazed screen, WC, vanity wash hand basin with mixer tap and cupboard below, fully tiled floor and walls, inset spotlighting, extractor fan, shaver point, chrome heated towel rail, front aspect frosted window.

OUTSIDE
To the front of the property, double opening wooden gates lead to a block paved driveway suitable for the parking of at least four vehicles. The front garden area is laid to lawn and is enclosed by fencing and walling. The driveway gives access to:

DOUBLE GARAGE
17'9 x 17'3 (5.41m x 5.26m)
Accessed via electric roller door, power and lighting, Baxi gas-fired boiler, water tanks.

A pedestrian side gate and pathway leads to the rear garden which measures approximately 45' x 35' with raised decked area, lawn, brick edge borders planted with hedging, outside power points, wood store, wooden built garden shed, enclosed by fencing.

SERVICES
Mains electricity, water and drainage. LPG heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: TBC
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the Wilton roundabout at Ross-on-Wye, take the A49 towards Hereford and then first left onto Bannut Tree Lane where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

GROUND FLOOR
1709 sq.ft. (158.8 sq.m.) approx.

1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.

TOTAL FLOOR AREA : 2701 sq.ft. (250.9 sq.m.) approx.

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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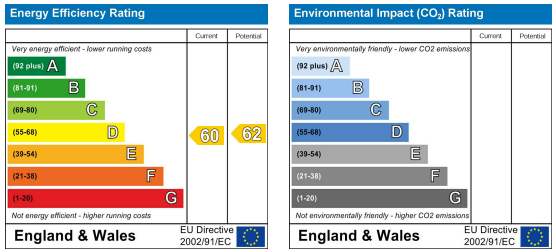

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.