



LLANGROVE

Guide price **£599,000**



6 CHAPEL CLOSE

Llangrove, Ross-on-Wye, Herefordshire HR9 6FA



Contemporary village home with open-plan living, landscaped gardens and premium modern finishes.

This impressive contemporary detached home offers stylish and versatile accommodation arranged over three floors, perfectly suited to modern family living. Finished to a high standard throughout, the property combines practical design with a range of premium features.

Situated within the highly regarded village of Llangrove, the property enjoys a peaceful rural setting while remaining conveniently positioned for access to Ross-on-Wye and Monmouth. The village offers a strong sense of community together with a primary school, church and popular public house. Surrounded by beautiful Herefordshire countryside, the area provides excellent opportunities for walking, cycling and outdoor pursuits, making it ideal for those seeking a balance of village life, convenience and natural surroundings.



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KEY FEATURES

- Open-plan kitchen and living space
- Quartz worktops and Neff appliances
- Landscaped garden with terraces
- Underfloor heating throughout ground floor
- Solar panels and battery storage
- Popular village near Ross-on-Wye



STEP INSIDE

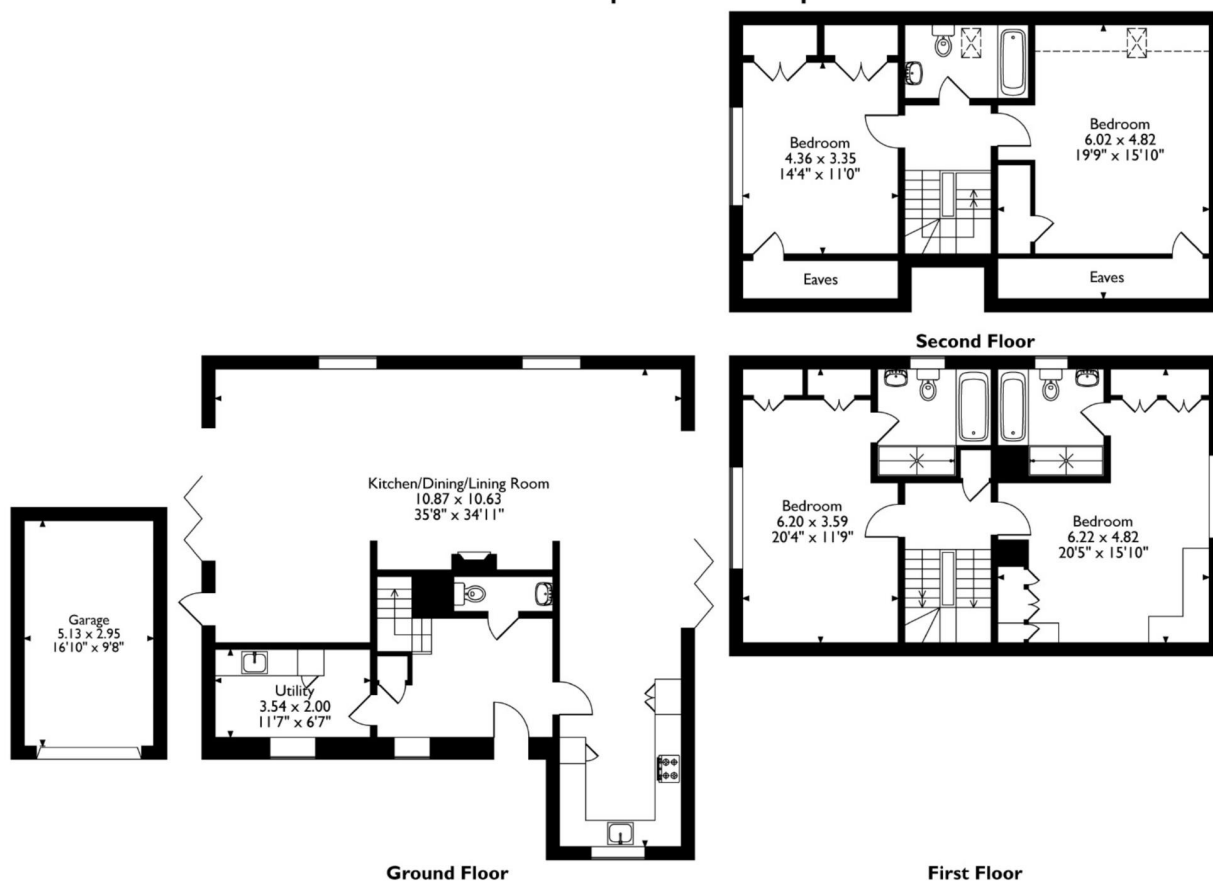


The heart of the home is the spacious open-plan kitchen, dining and living area, creating a bright and sociable space ideal for everyday living and entertaining. Large bi-fold doors open directly onto the landscaped gardens, seamlessly connecting the indoor and outdoor spaces. The modern white gloss kitchen is fitted with quartz worktops and a range of integrated Neff appliances, providing both style and functionality.

The living area is centred around a Contura wood-burning stove, creating a welcoming focal point, while underfloor heating throughout the ground floor ensures year-round comfort.

6, Chapel Close Llangrove, Ross-on-Wye, Herefordshire

Approximate Gross Internal Area
Main House = 217 Sq M/2335 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 232 Sq M/2496 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 property offers four generous double bedrooms, all benefiting from built-in wardrobes.

Two bedrooms enjoy luxurious en-suite shower rooms, while a contemporary family bathroom serves the remaining accommodation and features both a bath and shower.

Large windows throughout allow natural light to flood the interior, enhancing the sense of space and creating a bright and airy atmosphere.

STEP OUTSIDE



Outside, the beautifully landscaped garden has been thoughtfully designed to maximise enjoyment of the outdoor space. Multiple entertaining terraces provide ideal areas for dining, relaxing and socialising, while the raised lawn offers space for children to play. A timber decking area further enhances the garden's appeal. To the front, a block-paved driveway provides ample parking and leads to a detached garage with electric door, power and lighting. The property also benefits from recently installed solar panels and battery storage, improving energy efficiency and helping to reduce running costs.

AGENT'S NOTE:

We are advised that there are solar PV panels at the property that are owned.

INFORMATION

Postcode: HR9 6FA
Tenure: Freehold
Tax Band: F
Heating: Electric
Drainage: Mains
EPC: C





DIRECTIONS

What3words: tastes.whistle.applauded



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(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



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