

The Knapp

Aston Ingham, Ross-On-Wye HR9 7LS

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ESTATE AGENTS | EST 1985

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Guide Price £675,000

A SPACIOUS FOUR BEDROOM DETACHED COTTAGE, set within approximately 0.80 ACRES OF LAND, ENJOYING STUNNING VIEWS across the SURROUNDING FIELDS and COUNTRYSIDE. The property OFFERS VERY WELL APPOINTED and VERSATILE ACCOMMODATION, INCLUDING AN IMPRESSIVE MODERN KITCHEN/DINER & BATHROOM, BEAUTIFUL LANDSCAPED GARDENS, DOUBLE GARAGE and AMPLE OFF-ROAD PARKING.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Kilcot. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



PORCH
8'2 x 4'0 (2.49m x 1.22m)
Oak frame, wood store and bench. Through double glazed composite door into:

ENTRANCE HALL
13'5 x 8' (4.09m x 2.44m)
Double radiator, side aspect window, modern stair case with glass balustrade to first floor, door to:

CLOAKROOM
7'5 x 2'9 (2.26m x 0.84m)
WC, wash hand basin with mixer tap over, cupboard below, single radiator, front aspect frosted window.

LOUNGE
20'7 x 15'6 narrowing to 10'9 (6.27m x 4.72m narrowing to 3.28m)
L shaped, exposed brick fireplace with flagstone hearth housing cast iron log burner, two double radiators, side and rear aspect windows, door leads into:

SUN ROOM
11'3 x 10'7 (3.43m x 3.23m)
Two double radiators, UPVC double glazed window to three aspects, French doors to the gardens, lovely outlook over the grounds. Glazed wooden door leads into:

KITCHEN/DINER
22'5 x 11'4 (6.83m x 3.45m)
Fully fitted kitchen comprising range of base and wall mounted units, with quartz worktops and splash backs, one and a half bowl sink unit with mixer tap, five ring Rangemaster oven with a quartz splash back and extractor fan over, integrated dishwasher, integrated Larder fridge, inset spot lighting, double radiator, front and side aspect windows offering lovely outlook over the gardens. Glazed wooden door leads to:













BOOT ROOM
7'8 x 5'9 (2.34m x 1.75m)
Double radiator, built-in storage cupboards with shelving and storage space, housing consumer unit with the inverter and battery storage for the solar panels, rear aspect window, double glazed side door to the gardens.

UTILITY
10'5 x 8'4 (3.18m x 2.54m)
Door to larder cupboard, base units with wooden worktops, Belfast sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, free standing fridge/freezer, Worcester gas fired central heating boiler, tiled flooring, radiator, side aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR:

LANDING
Wooden staircase with glass balustrade, single radiator, front aspect window, access to roof space, door to airing cupboard.

BEDROOM 1
15'6 x 11'3 (4.72m x 3.43m)
Double radiator, two side aspect windows offering lovely views over surrounding countryside.

BEDROOM 2
15 x 11'14 (4.57m x 3.35m)
Double radiator, built-in double wardrobes and shelving, side and rear aspect windows offering lovely views over surrounding countryside.

BEDROOM 3
11'4 x 10'6 (3.45m x 3.20m)
Single radiator, side aspect window.

BEDROOM 4
10'9 x 7'9 (3.28m x 2.36m)
Single radiator, side and rear aspect window.

BATHROOM
10'9 x 6'6 (3.28m x 1.98m)
Contemporary four piece suite, comprising bathtub with built-in mixer tap over, WC, vanity wash hand basin with mixer tap and cupboard below, double shower cubicle accessed via sliding glazed screen with inset detachable shower system, tiled floor, heated towel rail, inset spot lighting, front aspect frosted window.

OUTSIDE
Private tarmac driveway and turning area, offering parking for up to six vehicles, front gardens comprise gravelled pathway which leads to the side and rear, mature borders planted with Yew hedging, shrubs and bushes, enclosed by wood panel fencing, outside water tap and lighting.

The rear gardens have been beautifully landscaped by the current vendors and comprise large patio seating area with hot tub, steps lead up to wrap around lawns leading to raised circular bed with sweeping pathway leading to patio seating area enjoying lovely elevated views and planted with an array of flowers and trees. Beyond here, a vegetable garden area with raised planters and polytunnel; a wild flower meadow and small orchard, all enclosed by fencing and hedging.

GARAGE
29'4 x 14'8 (8.94m x 4.47m)
Barn doors to front, pedestrian door from the gardens, power and lighting.

SERVICES
Mains electric and water, gas and drainage. The property benefits from solar panels with battery storage and earns circs £500 per annum from feed in tariff.

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
Severn Trent - To be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
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 our Newent office, proceed along the B4221 towards Kilcot and Gorsley. At the Kilcot crossroads, turn left onto the B4222 towards Aston Ingham and continue into the village, where The Knapp can be found on your left after approximately a mile marked by our 'For Sale' board.

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







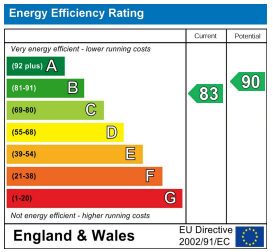
GROUND FLOOR

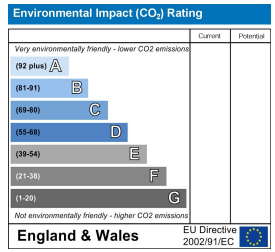


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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