

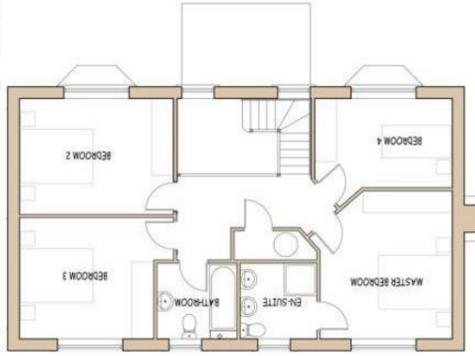


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>Very good</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Poor</td><td>E</td></tr> <tr><td>Very poor</td><td>F</td></tr> <tr><td>Very poor</td><td>G</td></tr> </table>	Very good	A	Good	B	Fair	C	Below average	D	Poor	E	Very poor	F	Very poor	G	<table border="1"> <tr><td>Very low</td><td>A</td></tr> <tr><td>Low</td><td>B</td></tr> <tr><td>Medium</td><td>C</td></tr> <tr><td>High</td><td>D</td></tr> <tr><td>Very high</td><td>E</td></tr> <tr><td>Very high</td><td>F</td></tr> <tr><td>Very high</td><td>G</td></tr> </table>	Very low	A	Low	B	Medium	C	High	D	Very high	E	Very high	F	Very high	G
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Internal dimensions (m):
 Master Bedroom: 4100 x 3663
 En-suite: 2125 x 2100
 Bedroom 2: 4250 x 2313
 Bedroom 3: 3713 x 3363
 Bedroom 4: 2475 x 3800
 Bathroom: 2225 x 2100



Internal dimensions (m):
 Lounge: 6650 x 3800
 Kitchen / Family Room: 6650 x 3900
 Study: 3288 x 2363
 Garage: 6165 x 5800



Plot 4 Lealands Gate
 Lea, Ross-On-Wye HR9 7YW

Guide Price £625,000

Situated in a PRIVATE ROAD with GATED ACCESS is this BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME with TWO RECEPTIONS, DOUBLE GARAGE, VERY LARGE REAR GARDEN, AIR SOURCE HEATING, SOLAR PANELS, 10 YEARS ABC ARCHITECT'S WARRANTY CERTIFICATE. ****FITTED CARPETS AND BLINDS THROUGHOUT****.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via part glazed door through to:

ENTRANCE PORCH

Side aspect window.

SPACIOUS ENTRANCE HALL

11'11 x 10'7 (3.63m x 3.23m)

Under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin, cupboards below, tiled flooring.

LOUNGE

23'5 into front aspect bay window x 12'3 (7.14m into front aspect bay window x 3.73m)

Under floor heating, front, side and rear aspect windows with the rear aspect having a private outlook over the gardens. Fully glazed doors lead through to the west facing garden.

STUDY

10'8 x 8'7 (3.25m x 2.62m)

Under floor heating, double glazed French doors leading to the patio and the west facing garden.

KITCHEN / DINING ROOM

23'5 into front aspect bay window x 12'7 (7.14m into front aspect bay window x 3.84m)

Fitted kitchen to comprise one and half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, central breakfast island, built-in cupboards below, integrated dishwasher, double oven and microwave, fridge / freezer, dishwasher, hob, built-in cooker hood above, tiled flooring with under floor heating, spot lighting, front aspect bay window, personal door to the garage, rear aspect west facing window overlooking the private gardens.

UTILITY

5'1 x 5'1 (1.55m x 1.55m)

Plumbing for washing machine, fully glazed UPVC door through to the west facing rear garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

GALLERIED LANDING

Airing cupboard with hot water tank, heating controls, access to roof space, two front aspect windows.

MASTER BEDROOM

11'9 x 10'11 (3.58m x 3.33m)

Double radiator, built-in full height double wardrobe, rear aspect window overlooking the west facing rear gardens.

EN-SUITE SHOWER ROOM

6'8 x 6'5 (2.03m x 1.96m)

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, tiled flooring, rear aspect frosted window.

BEDROOM 2

13'10 x 10'4 (4.22m x 3.15m)

Double radiator, front aspect window with views over the surrounding fields and farmland.

BEDROOM 3

10'9 x 10'9 min (3.28m x 3.28m min)

Double radiator, rear aspect window with a private outlook over the west facing garden.

BEDROOM 4

12'4 x 7'11 (3.76m x 2.41m)

Double radiator, front aspect window with countryside views.

BATHROOM

8'8 x 6'7 (2.64m x 2.01m)

White suite comprising panelled bath, tiled surround, separate shower cubicle and tray, shower, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, heated towel rail, rear aspect frosted window.

OUTSIDE

A block paved driveway with off road parking for two / three vehicles leads to:

ATTACHED DOUBLE GARAGE

19'9 x 18'6 (6.02m x 5.64m)

Accessed via two single up and over doors, power and lighting, eaves storage space, fully glazed UPVC door through to the gardens, rear aspect window.

To the front of the property, a path leads to the front door, lawned area, outside lighting. A side access, with large side gardens, leads through to a very good sized private enclosed rear garden with large paved patio area, outside lighting, outside tap, lawned area, fencing and laurel hedging surround. There is also a very pleasant outlook to the rear.

AGENT'S NOTE

Fitted carpets and blinds are included.

SERVICES

Mains water, electric and drainage. Air source heat pump.

Solar panels.

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 Gloucester, proceed along the A40 passing through Huntley and Longhope into the village of Lea. As you come down into the village, the entrance to Lealands Gate will be found on your right hand side.

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.