



Hamilton Stiller

ORCHARD HOUSE

SIXTH AVENUE, GREYTREE,
ROSS-ON-WYE, HR9 7HJ

Guide Price: £375,000

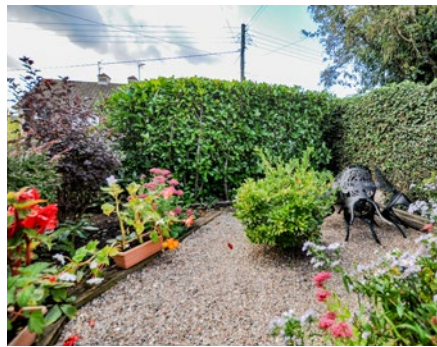
Orchard House is tucked away in a quiet cul-de-sac, around half a mile from Ross-on-Wye's town centre. The three-bedroom home features spacious rooms and a beautiful, private and vibrant garden that wraps around the property; this includes plenty of seating areas, plus a summerhouse, ensuring that there is always a sunny and a sheltered spot to choose from.

**Three bedrooms • Lounge • Dining room •
Kitchen • Utility room • Family bathroom •
En-suite shower room in master bedroom •
Integral garage • Driveway •**

First impression

The property is the only one like it in its street - it was designed and built in the early 1990s as a one-off. It boasts an integral garage and a driveway that can comfortably fit three cars - or four if these are parked carefully and the veranda provides some advantageous cover during downpours. The home itself is immaculately presented and offers generous accommodation.





The home at a glance

There are two reception rooms - the largest of which is the lounge and this features a multi-fuel stove framed by an exposed brick fireplace. There are also patio doors that allow plenty of natural light to pour in. The second reception room is the dining room, which features an attractive bay window.

The kitchen offers plenty of food preparation and storage space - there are no less than 16 cupboards and drawers. The space also features integrated appliances. In addition, there is a separate utility-cum-cloakroom that houses the plumbing and electrics for a washing machine and tumble dryer.

The three bedrooms are all found upstairs - of these, two are easily able to accommodate double beds while the smaller is currently utilised as a single bedroom and home office. Both the family bathroom and en-suite shower room have been recently fitted and house power showers - and the former also offers a P-shaped bathtub.

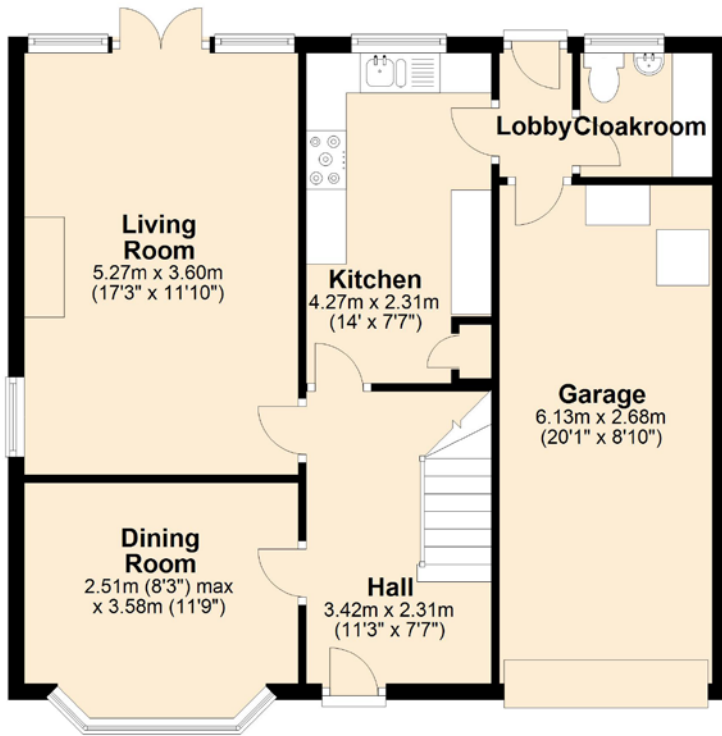
Location

The popular market town of Ross-on-Wye offers an assortment of shops, a range of restaurants, welcoming pubs and various leisure facilities. There are four schools in the town - three primaries and one secondary - and all boast 'Good' Ofsted ratings. These are Brampton Abbotts CofE Primary School and John Kyrle High School - both of which are a short walk from Sixth Avenue - and there are two further options, Ashfield Park Primary School and St Joseph's Catholic Primary School, slightly further afield.

Ross is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and there is also a range of beautiful walks, which take in the stunning countryside and river scenery. Orchard House is a short distance from these popular country trails but is not in the flood risk area.

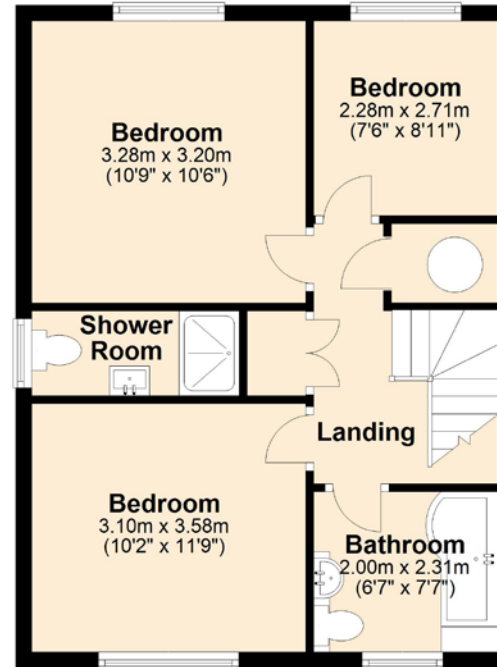
Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

General

Services

Mains gas central heating. Mains water and electricity. Mains drainage. Telephone line. Broadband.

Local Authority

Herefordshire Council

01432 260000

Council Tax

Band D

Directions

Head away from Ross-on-Wye's town centre; travel outwards via Kyrle Street and turn right onto Trenchard Street. At the end of this road, turn left onto Homs Road. Follow this road and head underneath the A40 bridge and past the rugby club. Sixth Avenue is on the left-hand side of the road and Orchard House is the third house on the right-hand side of this cul-de-sac.

Ross-on-Wye 0.5 miles • Monmouth 11 miles
Ledbury 13 miles • Hereford 16 miles
Gloucester 19 miles • Cheltenham 25 miles
(All distances are approximate)

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55 Broad Street, Ross on Wye, HR9 7DY
01989 563525

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.