





# 11 HAREFIELDS

HILDERSLEY, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 7NL  
GUIDE PRICE: £400,000

**This modern four-bedroom home is tucked away in a pleasant corner of Ross-on-Wye - the home is a short walk from the high street and its wealth of amenities, but is out of the way of the hustle and bustle town centre.**

Four bedrooms • Lounge • Sitting room •  
Dining room • Kitchen • Utility • Cloakroom  
• Family bathroom • En-suite shower room •  
Garage • Driveway •

## 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 Ashfield Park Primary School, Brampton Abbots CofE Primary School St Joseph's Catholic Primary School and John Kyrle High School.

Ross is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and there is a range of beautiful walks which take in the stunning countryside and river scenery around the town. Because of this, Ross is nicknamed 'The Jewel of the Wye' and is popular with holidaymakers, particularly during the summer.







11 Harefields is set in an attractive cul-de-sac and would make a lovely family home. The property boasts good parking facilities including a detached garage and a driveway. There are three reception rooms on the ground floor of the property and two of these - the living room and the sitting room - are found on either side of the entrance hall. The living room is the largest of the reception rooms and its impressive centrepiece is a coal-effect fireplace. The dining room is tucked away behind the living room through a cased opening and natural light pours in to both of these rooms from both the front-facing triple window in the living room and the patio doors in the dining room.

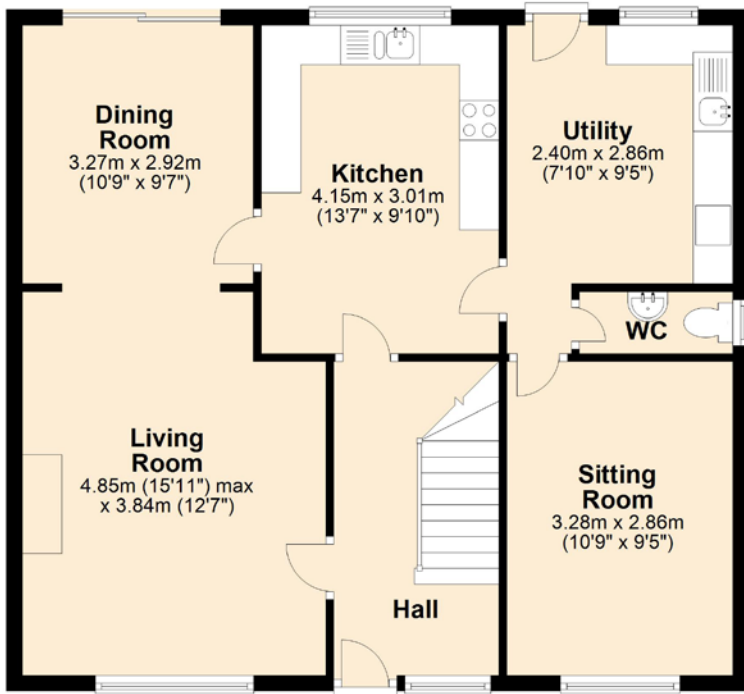
This level of the property also includes a sizeable kitchen which includes a double oven, gas hob and plenty of cupboards to store food and utensils. The utility room and cloakroom is on the right-hand side of the kitchen and this leads through to the rear garden which features a lawn, patio seating area and raised flower beds.

The four bedrooms are all upstairs and the largest includes a recently-fitted en-suite which has a walk-in shower. Another one of these bedrooms is large enough to accommodate double beds and the remaining two would suit single beds, but one of these is presently used as a home office. The family bathroom is in good working order but room could benefit from a re-fit and offers a new owner a prime opportunity in which to make their own stamp on the property.

There is a big perk to living in Hildersley - major road networks are easily accessible. From 11 Harefields, the A40 is around 250 meters away. The east-bound road provides a direct route to Gloucester, Cheltenham and the Cotswolds. Meanwhile, motorists heading in the opposite direction can journey towards the M4 at Newport, giving access to Cardiff and London. In addition, the M50 motorway is less than two miles away and this gives good access to the M5 motorway - leading to Birmingham to the north and Bristol to the south.

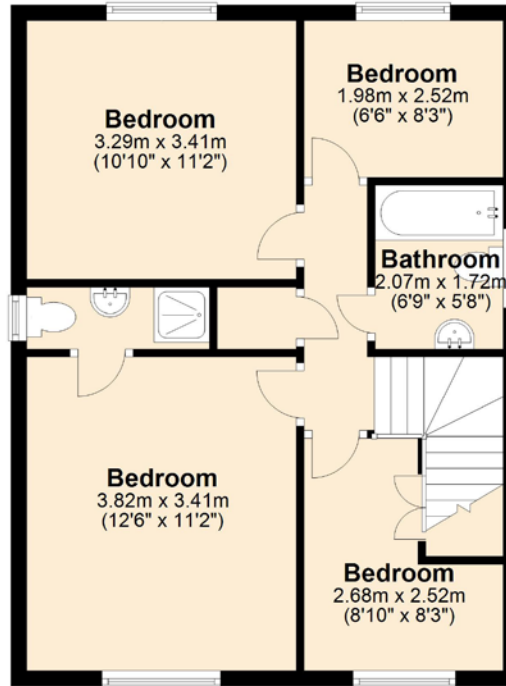
### Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



#### 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.

#### General

#### Services

Mains water and electricity. Mains gas central heating. Drainage to public sewer.

#### Local Authority

Herefordshire Council

01432 260000

#### Council Tax

Band E

#### Directions

From Ross-on-Wye, head away from the town centre by travelling down Gloucester Road towards the A40.

When you reach the roundabout where Gloucester Road meets the A40, take the second exit into the housing estate then take the first left and Harefields is a short distance down this lane and number 11 is located on the right-hand side of this cul-de-sac.

Ross-on-Wye town centre 0.5 miles  
 Monmouth 12 miles • Ledbury 13 miles  
 Hereford 15 miles • Gloucester 19 miles  
 Cheltenham 26 miles • Worcester 36 miles  
 (All distances are approximate)



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