



2 THE CHASEDALES

WALFORD ROAD, ROSS-ON-WYE,
HR9 5SS

GUIDE PRICE: £365,000

This elegant, ground-floor apartment is set within a former hotel. The property was originally constructed in the Victorian era and therefore carries some striking period features –notably, high ceilings which accentuate the broad size of the rooms. The home is surrounded by manicured communal gardens and is framed beautifully by a lovely backdrop of Chase Wood – an Iron Age hillfort.

- Two bedrooms, one with an en-suite bathroom
- Open-plan sitting room/dining room
- Kitchen
- Utility-cum-pantry
- Shower room
- Communal gardens
- Allocated parking
- Cellar with shared access
- Shared Summerhouse

Walford Road is one of the Ross-on-Wye's most sought-after settings at it is set just inside a conservation area. The town centre is around half a mile from the property, and this offers an assortment of shops, supermarkets, independently-owned boutiques, a range of restaurants, welcoming pubs, reputable schools, various leisure facilities, two GP surgeries and a community hospital.





The Chasedales was converted into a gated community for over 55s in 2015 by MF Freeman, a renowned local construction company.

The main entrance to the Victorian house leads into a delightful reception hall which boasts a decorative tiled floor and a chandelier - and this immediately sets the scene for the stylish and elegant home. The entrance to the apartment is tucked away on the left and this leads into a hallway, which has an Agata video intercom, an easy access fuse box and newly-fitted carpets which continue throughout the home.

On the far left-hand side of the entrance hallway, the open-plan sitting room/dining room is found and this bright and airy space feels immensely expansive because of the high ceiling. Plenty of light cascades in to the area through the west-facing windows and a cased opening leads through into a well-equipped kitchen, which features integrated white goods, as well as a Neff gas hob, double oven and extractor fan. There are also granite worktops, base-and-wall-mounted cupboards and two Velux electric windows which have rain sensors.

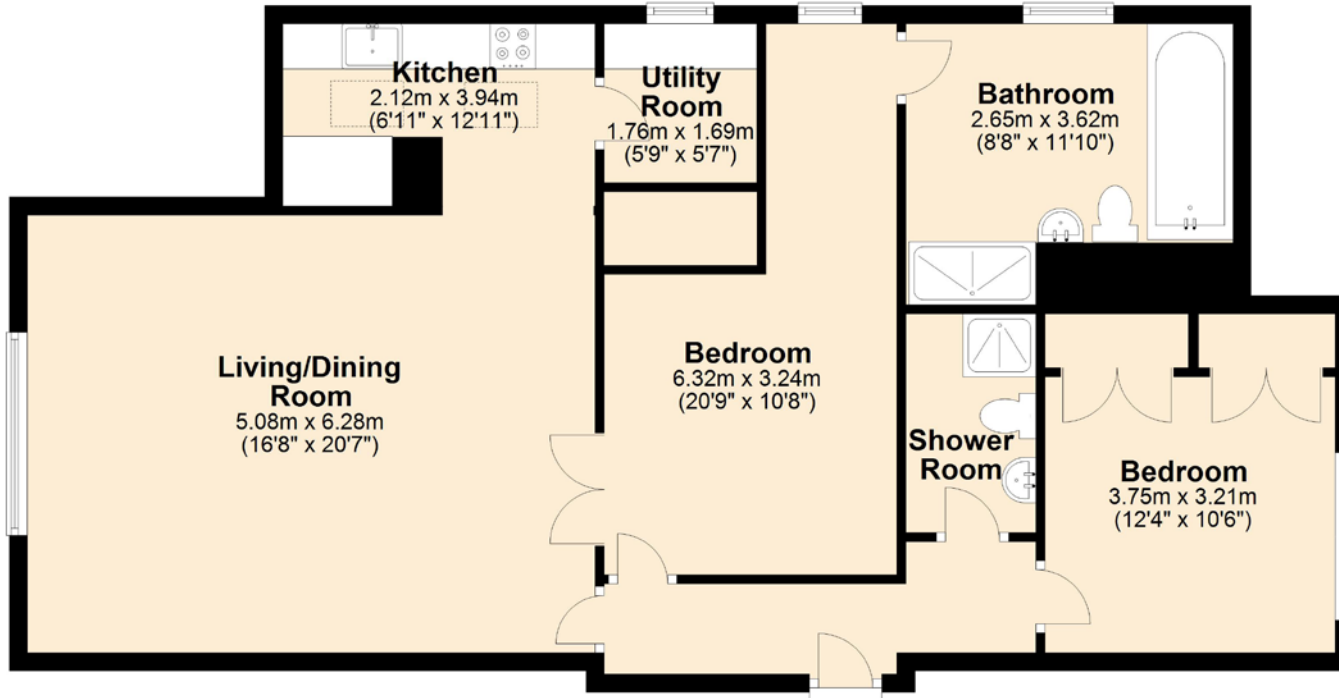
A door at the far end of the kitchen there is a door leading to the utility-cum-pantry, which has an integrated washer/dryer - plus extra space to store and prepare food.

The master bedroom includes a built-in storage cupboard and a partially vaulted ceiling which creates a charming and characterful space. A couple of steps lead down to an en-suite bathroom - complete with a bath with handheld shower attachment, plus a double walk-in shower, basin, WC and chrome-heated towel rail.

The second bedroom is streamed with plenty of natural light and includes two sets of double built-in wardrobes which are 11ft high (TBV), therefore they offer a wealth of storage space. Next to this room, there is a shower room, which includes a double walk-in shower, basin, WC and chrome-heated towel rail.

Ground Floor

Approx. 97.3 sq. metres (1047.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Services

Mains gas central heating. Mains water, electricity and drainage. Broadband, telephone line and satellite TV.

Local Authority

Herefordshire Council. Council Tax Band D.

Tenure

Leasehold with a ¼ share of freehold

Directions

From Ross town centre, turn left at the market square into Copse Cross Street. Travel along Walford Road, passing the 'Prince of Wales' pub on the right hand side. Continue for a further two hundred meters where the turning into Chasedales can be found on the left-hand side.

Ross-on-Wye 0.5 miles • Monmouth 10 miles •
 Ledbury 14 miles • Hereford 16 miles •
 Gloucester 20 miles • Cheltenham 27 miles •
 (All distances are approximate)

Agents' note: There is a NHBC warranty until March 2027. It is an over 55's restricted development. The cellar provides additional storage solely for the use of the four apartments in the building. The lease is for 125 years, running from 2015. There is an annual service charge of £1,400 per annum - and building insurance is covered within this charge.

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