





Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This attractive and spacious detached house was built in 2019, offering generous and versatile accommodation with a double garage, stone outbuilding and beautiful grounds and gardens.

The Shrubbery is located in the popular village of Weston under Penyard; the property is in excellent decorative order both inside and out.

- 4 double bedrooms
- Spacious detached family home
- Family bathroom & 2 ensuite shower rooms
- Open plan and spacious kitchen/ dining/ family room
- Study, sunroom & living room with wood burner
- Detached double garage and detached stone workshop
- Beautifully landscaped gardens and ample parking

Overview & Location:

This is a spacious executive style family detached home structured in the popular and attractive village of Weston under Penyard. This thriving village has a church, primary school, village hall and village pub. It is just a five-minute drive from the nearest town of Ross-on-Wye and its associated amenities including a good range of independent and high street shops, supermarkets, doctors' surgery and cottage hospital, chemists, library and schools including John Kyrle High School with a very good sixth form centre. The M50 is just two miles away and there are excellent sporting and leisure facilities in the area, including golf clubs, cycling, cricket, rugby, football, rowing and canoeing on the beautiful River Wye.