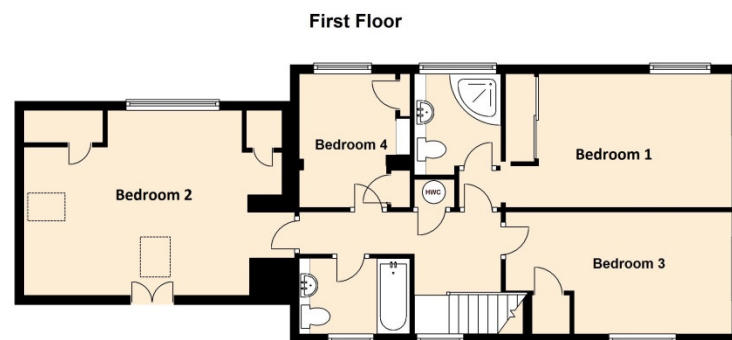
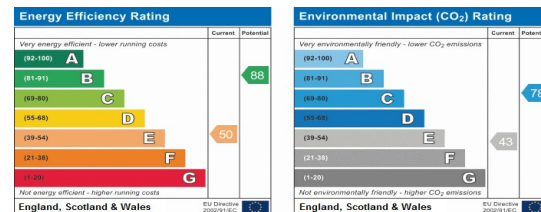


DIRECTIONS From Ross on Wye take the A40 dual carriageway towards Monmouth. Having driven through the 50 mph restriction zone at Penraig, take the second left turning for Goodrich. Drive past the Cross Keys Inn on your left, where the property will be found after a short distance on your right hand side.



TO FIND OUT MORE OR TO ARRANGE A VIEWING PLEASE CONTACT PARRYS
 52 Broad Street , Ross On Wye, HR9 7DY • Tel: 01989 768484 • ross@parrys.com •
www.parrys.com

Floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. The floor plans and measurements should not be relied upon as being accurate, to scale or as a representation of fact. FIXTURES & FITTINGS of the property are offered at the full price quoted and as described, but please note that none of the appliances or services have been tested. Any item not mentioned is specifically excluded. IMPORTANT NOTICE These particulars are set out as a guideline only. Any areas, measurements or distances are approximate. Descriptions are inevitably subjective and those made herein are made in good faith as an opinion but not by way of a statement or fact.



GOODRICH

£384,950

- Modern village house
- Four bedrooms, one en-suite
- Three reception rooms
- Kitchen and utility
- Double garage, generous gardens
- Far reaching views

Midsummer, Goodrich, Ross-On-Wye, HR9 6JB

Modern detached house
Edge of popular village
Enjoying fine far reaching views

A modern detached house situated on the edge of the ever popular village of Goodrich, yet within walking distance of the fine local amenities on offer. The accommodation is arranged over two floors and provides an entrance porch and hallway, fitted cloakroom, sitting room with conservatory leading off, dining room with an archway to the kitchen, utility room and study. On the first floor are four bedrooms each enjoying fine views and with the master featuring an en-suite shower room and further bathroom. There are generous gardens to the rear running adjacent to arable farmland; whilst parking is to the front on the driveway and within the double garage.



STUDY 6' 8" X 6' 7" (2.03M X 2.01M)

A useful room in which to work quietly away from the main accommodation. Double glazed window to rear. Fitted worktop. Wood effect flooring. Radiator. Phone point. Track mounted spotlights.

DOUBLE GARAGE 14' 8" X 9' 0" PLUS 17'3 X 8'8" (4.47M X 2.74M) PLUS (5.25M X 2.64M)

Fitted shelving. Power and light.

ON THE FIRST FLOOR

Landing with double glazed window to front enjoying a fine view. Radiator. Access to ROOF SPACE. AIRING CUPBOARD. Doors leading to:

BEDROOM ONE 15' 9" INCLUDING WARDROBE X 9' 3" (4.80M X 2.82M)

Double glazed window to rear and side. Both enjoying fine far reaching views from Coppett Hill around to Symonds Yat. Built-in triple wardrobes with sliding doors. Radiator. Ceiling light fan.

EN-SUITE

Wash hand basin set into vanity unit. Fitted mirror with integrated lighting. Concealed cistern W.C. Curved shower cubicle. Shaver point. chrome ladder style heated towel rail. Obscure double glazed window.

BEDROOM TWO 17' 2" X 13' 3" (5.23M X 4.04M)

Sloped ceiling. Two double glazed roof lights. Double glazed window to rear enjoying the same fine far reaching views. Eaves storage. Fitted shelving. Two radiators.

BEDROOM THREE 15' 9" X 8' 7" INCLUDING BULK HEAD STORAGE (4.80M X 2.61M)

Double glaze windows to front and side. Both again enjoying views. Radiator.



BEDROOM FOUR 8' 8" X 6' 7" MIN(2.64M X 2.01M)

Window to rear with views. Radiator. Built-in wardrobe and storage.

BATHROOM

Wash hand basin set into vanity unit. Concealed cistern W.C. Panelled bath with Heatstore electric shower over. Radiator. Obscure double glazed window.

OUTSIDE

The property is approached off the country lane to the front between a low brick wall, on to the driveway, leading to the double garage and providing additional parking. There is a small lawned fore garden containing mature shrubs and trees. The garden to the rear is of generous proportions, southerly facing and sits adjacent to arable farmland. Leading off the conservatory is an attractive courtyard style terrace, ideal for outside dining or entertaining with remote controlled awning over, this leads to two areas of garden, the first being a more formal low walled garden, having lawn bordered by mature flowers and shrubs with a central clipped magnolia tree and small garden pond. Running alongside this is a larger expanse of lawn with fish pond, GREENHOUSE and BRICK BUILT STORE. Moving to the rear of the plot next to a fine weeping willow is a 'chalet' style timber SUMMERHOUSE and timber 'LOVE SEAT'. Beyond this is the kitchen garden with raised bed, apple, cherry and plum trees, and soft fruit bushes. There is gated access to both sides of the house, with two further useful STORAGE SHEDS and the OIL STORAGE TANK found next to the garage side.



FRONT PORCH

with glazed panel door leading through to:

ENTRANCE PORCH

Double glazed window. Tongue and groove panelled walls and door way through to:

ENTRANCE HALLWAY

A welcoming entrance with staircase to first floor. Radiator. Exposed wooden flooring. Doors to:

CLOAKROOM

Vanity wash hand basin with storage below. Further storage over. Concealed cistern W.C. Obscure double glazed window. Radiator.

SITTING ROOM 22' 3" X 10' 11" (6.78M X 3.32M)

A spacious principal reception room having double glazed windows to rear and side. Reconstituted stone fireplace fitted with a gas (bottle) real flame fire. Two radiators. Coved ceiling. Double glazed sliding doors opening into:

CONSERVATORY 12' 6" X 11' 10" (3.81M X 3.60M)

Double glazed window overlooking the gardens. Radiator. Ceiling light fan. Door to terrace.

DINING ROOM 11' 1" X 10' 5" (3.38M X 3.17M)

Double glazed window to front. Two radiators. Useful understairs storage cupboard. Coved ceiling. Archway to:

KITCHEN 14' 5" X 7' 8" (4.39M X 2.34M)

Double glazed window to rear. Fitted base and eye level units featuring glazed leaded display cabinet. Ceiling mounted spotlights. Double width sink unit. Plumbing for dishwasher. Space for a slot-in cooker with extractor over. Space for fridge freezer.

From the Dining Room glazed panel door to:

SIDE LOBBY

Door opening onto the front. Coat hanging rail. Further door to:

UTILITY

Floor standing Warmflow oil fired boiler. Single drainer sink unit with storage under and over. Plumbing for washing machine. Double glazed window to rear. Further storage cupboard. Glazed panel door to rear.