



Lea Ross-On-Wye Herefordshire HR9 7LH

£385,000 Freehold

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An extremely well appointed four double bedroom detached modern family home, well situated in a quiet no through country lane, enjoying gardens of approximately 0.25 of an acre, countryside views & just a short walk from the centre of a thriving rural village.

Viewing Comes Highly Recommended

* Sitting Room * Kitchen/Dining Room * Utility Room * Conservatory * Master Bedroom with En-suite Bathroom
* Three Further Double Bedrooms * Shower Room * Two Downstairs WC's * Oil Central Heating * Detached Double Garage
* Large Garden * EPC Rating: D

Sitting on the outskirts of the village of Lea which has a good range of amenities including primary school, post office, village stores, garage and public house. Lying approximately 5 miles west of Ross on Wye and 10 miles east of Gloucester which both have excellent range of amenities and great links to South Wales, the South West and the Midlands via the A40, M50 and M5 motorway.

The property is approached by a sweeping gravel driveway with access to an Indian stone pathway which leads to the uPVC double glazed front entrance door giving access to:

Front Porch:

Quarry tiled flooring throughout, uPVC double glazed window to front aspect, radiator, power points, lighting, glazed wooden door into Reception Hall and wood panelled door giving access to:

Downstairs Cloakroom:

Continuation of the of the quarry tiled flooring, obscured double glazed window to side aspect and modern white suite comprising low level W.C, wall mounted wash hand basin with tiled splash backs, mirror with light and shaver point.

Reception Hall:

Spacious hallway which has coving to ceiling, attractive modern flooring. radiator, room thermostat for central heating, lighting and full turn staircase giving access to a part galleried first floor landing with uPVC double glazed window to the rear aspect providing additional natural daylight. Hard wood double doors into:





Kitchen/Dining Room: 19'7" x 13' (5.97m x 3.96m)

Having uPVC double glazed windows to both front and rear aspect. The dining area is extremely light and spacious with Parkay effect laminate flooring, radiator, power-points and coved ceiling. Open plan to the extremely well equipped kitchen area, fitted with a range of solid oak painted cream base and wall units with brush stainless steel handles and glazed fronted display cabinets. Integrated dishwasher, built in eye level microwave, space for cooker, ceramic one and a half bowl drainer sink unit with tiled splashbacks. White gloss door leading to walk in larder cupboard with extensive shelving. White gloss door provides access to:

Utility Room: 8' x 5' (2.44m x 1.52m)

uPVC double glazed window to side aspect and uPVC double glazed door out to rear garden. The Utility Room has tiled flooring throughout and a range of wall and base mounted units. Plumbing for washing machine, space for tumble dryer and vent. Floor standing oil fired boiler supplying domestic hot water and central heating. Single bowl drainer sink unit and tiled splash backs. Radiator. Door to:

Additional Downstairs Cloakroom:

With uPVC obscured double glazed window to front aspect. Modern suite comprising low level W.C, wall mounted wash hand basin, tiled splash backs, radiator.

Double doors from the reception hall provide access to:

Sitting Room: 19'6" x 14'2" (5.94m x 4.32m)

French Doors to the rear gardens and uPVC double glazed window to side aspect. Tastefully decorated throughout having feature fireplace with wood burning stove on a raised hearth with wooden display mantle. Coving to ceiling, radiator and power-points. French doors to conservatory.

Conservatory: 9'6" x 6'4" (2.9m x 1.93m)

Half brick with uPVC double glazed windows on all sides with perspex roof. Well appointed for morning sunlight having an Easterly facing aspect.



From Hall:

Split level staircase gives access to:

First Floor and Landing:

Access to loft space, power points and matching wood panelled doors into:

Shower Room:

Recently fitted with obscure double glazed window to rear aspect. Extremely well fitted with a modern white suite comprising low level WC, pedestal wash hand basin with vanity unit and walk in enclosed cubicle with electric power shower. Attractive tiled walls and flooring. Ladders style heated towel rail and recessed ceiling spotlights, light with shaver point.

Master Bedroom: 19'7" x 13'2" (5.97m x 4.01m)

Incredibly light and spacious room with uPVC double glazed window to rear and front aspects. Fantastic sized dressing area with an extensive range of fitted wardrobes with dressing table and drawers. Two radiators, power points, white gloss door leading to:

En-Suite Bathroom:

Recently fitted with modern tiled floor and splashbacks. Fitted with modern white suite comprising low level WC with concealed cistern, pedestal wash hand basin set in vanity unit and modern panel bath with shower over. Fitted light with shaver point and mirror. uPVC double glazed window to side aspect. Double doors to airing cupboard with slatted shelving and lagged hot water cylinder.

Bedroom 2: 13' x 9'8" (3.96m x 2.95m)

With uPVC double glazed window to front aspect. Ample space for bedroom furniture, radiator and power points.

Bedroom 3: 9'6" x 8'9" (2.9m x 2.67m)

uPVC double glazed window to rear aspect with views over the garden and surrounding countryside. Radiator and power points.





While every attempt has been made to ensure the accuracy of the floor plans contained here, all items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planity.

Bedroom 4: 9'9" x 8'9" (2.97m x 2.67m)

uPVC double glazed window to front aspect, radiator and power points.

Outside:

Property is approached by a shared driveway which provides access via a five bar gated entrance to a gravel parking area suitable for several large vehicles. From here access can be gained to

Detached Double Garage: 17'2" x 16'4" (5.23m x 4.98m)

Electric up and over garage door with security door to side entrance. Window to rear aspect, power and lighting. From the gravel parking area, access on to an easterly facing patio and lawn which enjoys fantastic sunshine and makes an ideal seating area and summer dining spot. Access via a Indian stone pathway leads to rear gardens and extends onwards to a fantastic Indian stone rear patio, ideal for summer dining and eating area which enjoys the westerly aspect taking in fantastic sunsets. The gardens are of an extremely generous size and measure approximately 1/4 of an acre and are set out with interspersed lawns and mature shrubs and productive vegetable plot with greenhouse. All enclosed by modern panel fencing and mature hedgerows.

Directions:

From the centre of Ross on Wye, proceed East on the A40 towards Gloucester, passing through the villages of Weston under Penyard and Ryeford. On reaching the centre of the village of Lea proceed over the set of traffic lights at the cross roads and straight up the hill. As the road bears round to the right, turn left which is sign posted for Lea Villa Residential Park. Proceed straight down on to the gravelled track and Lavendula can be found by a five bar gated entrance, third house on the left hand side.



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