



Goodrich Ross-On-Wye Herefordshire HR9 6HL
£600,000 Freehold

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SALES AND LETTINGS

A spectacular, newly constructed four bedroom detached contemporary house nearing completion. Architecturally designed, offering exceptionally light and spacious contemporary accommodation with fabulous views. Situated within the highly sought after village of Goodrich, between Ross-on-Wye and Monmouth.

Ground Floor: * Reception Hall * Utility Room * Four Bedrooms * Two En-Suite Shower Rooms * Family Bathroom

First Floor: * Living Room * Study * Cloakroom/WC * Fabulous Kitchen/Dining/Family Room * Single Garage & Parking * Oil Fired Central Heating *
Double Glazing * EPC Rating: TBC

The property is located close to Goodrich village centre yet with fabulous views over countryside, the River Wye and Kerne Bridge.

Goodrich is an historic village famed for its castle which dates back to the 11th century. The village has a good range of amenities to include, village store, cricket and tennis clubs, two village inns, primary school, church and village hall. Situated between the market towns of Ross-on-Wye and Monmouth, both providing an excellent range of shopping, social and sports facilities. Easy access can be gained to the Midlands via the M50/M5 and South Wales via the A40 and M4 and Bristol via the A40/M4 and Severn Bridge.

The property is entered via:

Green oak finished front entrance canopy with composite part glazed front entrance door leading into:

Entrance Hall: 13'9" x 7'5" (4.19m x 2.26m) approximately.

A lovely light and welcoming hall with radiators, power points, telephone point etc. Contemporary timber and stainless steel staircase to first floor. Useful storage cloaks cupboard with tiled floor. Door into:

Bath/Shower Room:

Beautifully fitted having large glazed and tiled shower cubicle with mains shower, pedestal wash hand basin with mono block mixer and modern panelled bath. Low level WC. Contemporary style ceramic tiling. Double glazed window to side aspect.

Bedroom 1: 11'9" x 11'1" (3.58m x 3.38m) approximately.

Having uPVC double glazed window out to rear garden. Ample power points, TV point, radiator. Door into:

En-Suite Shower Room:

Double glazed window to rear aspect. Glazed and tiled corner quadrant shower cubicle having mains shower mixer with amazon shower head and detachable shower. Pedestal wash hand basin with mono block mixer, low level WC, contemporary tiling to wall and floors. Extractor fan and shaver point, heated towel radiator.





Guest Bedroom 2: 13'4" x 9'8" (4.06m x 2.95m).

A good sized double room with uPVC double glazed window to rear aspect. Radiator, ample power points, TV point etc. Door into:

En-Suite Shower Room:

With glazed and tiled corner quadrant shower cubicle having mains shower mixer with amazon shower head and detachable shower. Pedestal wash hand basin with mono block mixer, low level WC, contemporary tiling to wall and floors. Extractor fan and shaver point, heated towel radiator.

Bedroom 3: 13'3" x 8'7" (4.04m x 2.62m).

Having uPVC double glazed window to front aspect. Again, a double room with radiator, power points.

Bedroom 4: 11'3" x 8' (3.43m x 2.44m).

With uPVC double glazed window to front aspect. Radiator, power points.

Utility Room: 9'5" x 6' (2.87m x 1.83m).

Having composite part glazed side door leading out to garden. Ceramic tiled flooring.

From the reception hall a full turned staircase with contemporary styled oak and brushed chrome staircase leading to:

First Floor and Part Galleried Landing:

With useful storage area. Velux ceiling light, power points, radiator and access to further roof space.

Living Room: 16' x 13'5" (4.88m x 4.09m):

A lovely sized room flooded with natural light with vaulted ceiling with exposed timber purlins. Velux ceiling with large uPVC french doors overlooking the rear with fabulous views to the Kerne Bridge, River Wye and surrounding rolling south Herefordshire countryside. Above the french doors there is a full height apex window providing plenty of light. From the french doors there could be a Juliette balcony or potentially access out on the rear garden via a balcony, bridge or similar.

Second Sitting Room: 13'3" x 8'8" (4.04m x 2.64m).

With uPVC double glazed window to front aspect. plenty of power points, radiator. A useful room which could be used for a study, separate dining room, TV room etc. Hatch to loft storage space.

Kitchen/Dining/Family Room: 27'1" x 11'9" (8.25m x 3.58m).

This fabulous room has part vaulted ceiling with exposed timber purlins, additional velux roof light, double glazed windows to front aspect and large uPVC double glazed french doors with apex window above to the rear aspect. This truly is a fabulous room, beautifully fitted with extensive kitchen units etc. Plenty of room for dining room table, sofa's. Again, from the french doors there could be a Juliette balcony for access via bridge or balcony to the garden.

Cloakroom/WC:

With pedestal wash hand basin, low level WC, radiator, tiled floors and half tiled walls, velux window to front aspect.

Outside:

A shared drive leads into the property with block paved driveway in front of the single garage. Lawned garden and patio to the rear of the property with lovely views over surrounding countryside towards Kerne Bridge and the River Wye.

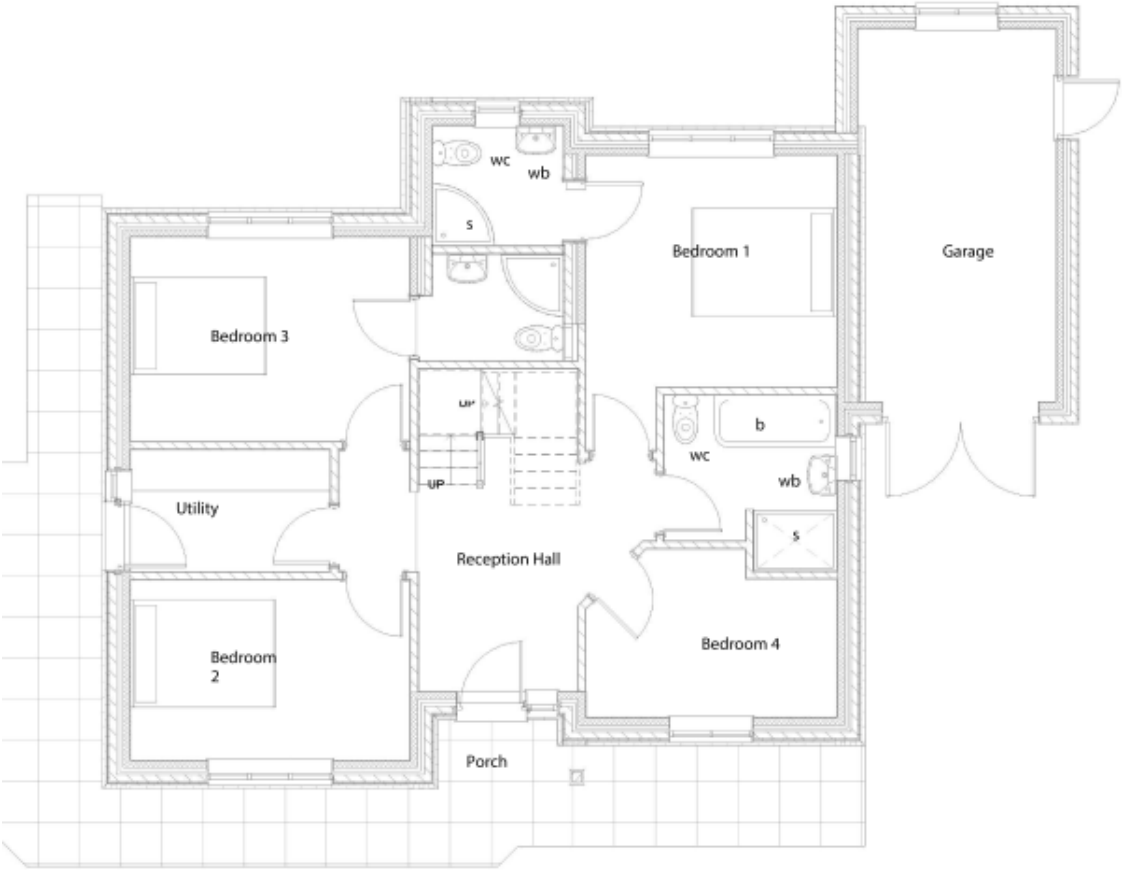
Directions:

From the centre of Ross-on-Wye proceed south on the B4234 through the village of Walford. Turn right over Kerne Bridge and continue under the dry arch bridge. Turn right into Goodrich village and take the next right proceed straight into Castle Lane, signposted Goodrich Castle and the property will be found first on the right hand side.





First Floor



Ground Floor

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