



**8 Ivy House Estate, Gorsley HR9 7SN**  
**£470,000**





## 8 Ivy House Estate, Gorsley HR9 7SN

- Large three bedroom family home available with no onward chain
- Located in picturesque rural village in a cul de sac
- Private rear garden
- Off road parking and double garage
- Well maintained throughout
- EPC D63
- Tax band E

**£470,000**



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### Entrance Porch

Useful area for coats and shoes etc with window to front aspect and door into hall.

### Entrance Hall

Spacious entrance hall with stairs leading up to first floor and doors leading off into the dining room, kitchen and utility.

### WC

WC, hand basin and frosted window to the side aspect.

### Living Room

Generously sized living room boasting inset gas fireplace with decorative stone surround and sliding doors leading to rear garden. Window to front aspect.

### Dining Room

Dining room features wooden flooring, inset shelves and window to front aspect.

### Kitchen

Well maintained kitchen with wooden flooring and a range of floor and eye level units with integrated appliances to include, induction hob oven and sink with drainer. There is space for a fridge. Window to rear aspect overlooking the garden.

### Utility Room

Utility room to include ample cupboard storage and plumbing for a washing machine and door out to the rear garden.

### Master Bedroom

Double bedroom with large built in wardrobe. Window to front aspect.

### Bedroom Two

Generous double with windows to front aspect.

### Bedroom Three

Double bedroom with window to rear aspect.

### Family Bathroom

Bathroom to include white suite comprising of panelled bath .WC, hand wash basin bath and enclosed double shower enclosure. Frosted windows to rear aspect.

### Outside

To the front of the property is a block paved driveway providing parking for multiple vehicles along with a garage and steps leading up to the front door. The front garden is laid to lawn with hedgerow borders. Gated side access leads to the rear of the property which boasts a patio area suitable for alfresco dining and a slabbed path leading to an expanse of lawn area with a range of mature shrubs and trees. There is also some cellar storage, greenhouse and potential for veg plot.

### Location

Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

### Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Herefordshire Council - £2762.71 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

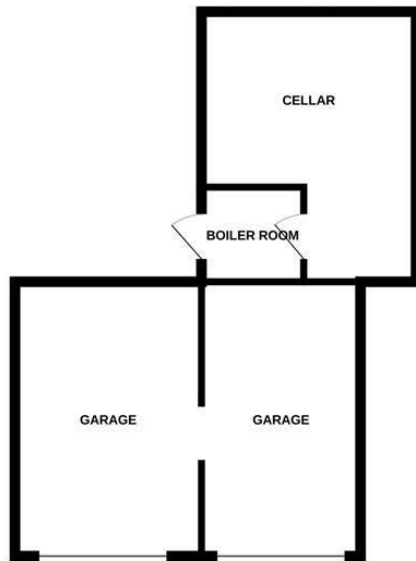
Heating: oil fired

Broadband speed: Basic 17 Mbps Superfast 80 Mbps

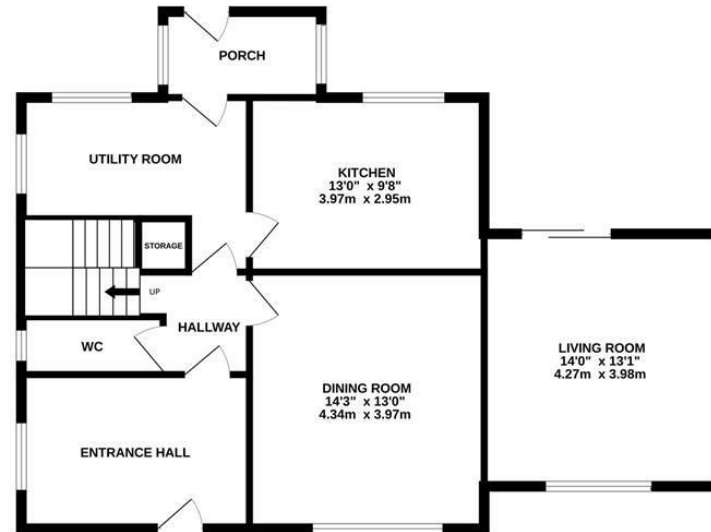
Mobile phone coverage: EE, Vodafone, Three, O2



BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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.  
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