



Gatsford Road, Ross-on-Wye HR9 7JF
£375,000



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- Envious views across the Hereford countryside
- Ample off road parking
- Potential to further extend and improve
- Situated on the outskirts of popular market town
- EPC D64

£375,000

Accommodation

Entering into this charming family home you are greeted by a generously sized porch with space for coats, shoes and such like before stepping into the hallway. The hallway grants access to the first floor via stairs and also through to living room and cloak room. Stretching the length of the property, the living room is a great size and benefits from a feature fireplace alongside ample natural light from both the front window and the conservatory which over looks the rear garden. Completing downstairs, the kitchen benefits from views over the back garden and provides plenty of storage in a range of floor and eye level units with integrated appliances to include electric oven and four ring gas hob. Further space for fridge freezer and plumbing for dishwasher. On the first floor the landing leads to three generously sized bedrooms with the larger two being doubles. Finally, the bathroom has a white suite comprising of WC, wash hand basin and bath with shower over.

The property boasts stunning views across the neighbouring countryside from multiple rooms giving the feeling of space from within the home.

Outside

Accessed off a quiet country lane, the front of this practical family home boasts ample off road parking alongside a lawned area currently utilised with bench to relax and take in the far reaching views. Leading to the rear garden via the sheltered side access, the back garden is a combination of lawn and patio space next to adjoining farmland. This is the perfect space to both entertain and relax in the summer months.

Location

Referred to as the 'Peaceful Village' Brampton Abbotts is a picturesque place to live. Within the village there is an excellent pre-school nursery, a village hall as well as the Church, no longer used as a place of worship, but has re-established as a community building. Being only two miles away from the popular market town of Ross-On-Wye the area offers an excellent choice of schools, including the John Kyrle High and Sixth Form Centre. There is a wide variety of restaurants, hotels, bars, shops and retail outlets, churches, sport & leisure facilities.

Close by, the M50 is accessed by Junction 4 and offers easy access for commuters with links to M5, Birmingham, the North, Bristol, and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Local Authority, Services, Tenure & Broadband

Freehold

Mains water, electricity, are connected to the property with Oil fired central heating

Septic tank and Gas LPG hob

Forest of Dean District Council Tax Band D - £1,865.35

Agents note - The property is owned by an employee of Naylor Powell. Naylor Powell have no financial interest in the property.

Directions

From Newent head towards Ross-on-Wye via B4221, enter M50 (towards Ross-on-Wye) to the end of the M50. Take the 2nd exit onto the A449 Hereford/Ledbury then the next left into Gatsford Lane, continue along there for approximately ½ mile and the property will be located on the right hand side.



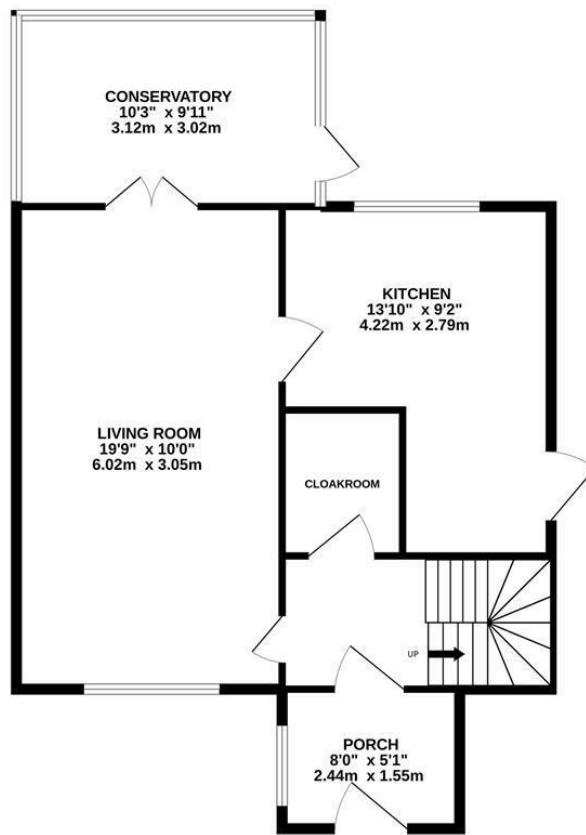
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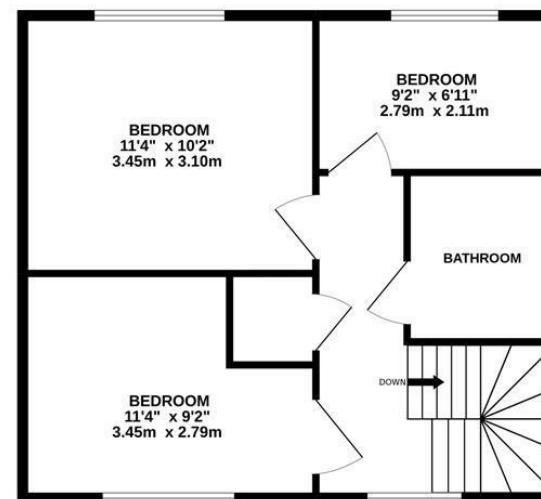
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GROUND FLOOR



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 indicative 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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