



Edenhurst
Gloucester Road | Ross-on-Wye | Herefordshire | HR9 5NA

FINE & COUNTRY

STEP INSIDE

Edenhurst

Located along Gloucester Road, just outside the centre of Ross town, this three storey Victorian townhouse boasts an incredible amount of space with wonderful character features throughout.

The accommodation offers spacious rooms with large windows and high ceilings, typical for a property of this era. The ground floor features two main reception rooms, a kitchen-breakfast room, separate utility room, shower room and access to the garage/workshop.

Outside are well maintained gardens with lovely woodland views, parking for 2-3 cars and access to the garage.

The property is close to the town centre, with easy access to all of the town's amenities. Ross on Wye is very well served by a range of independent shops, cafes and pubs. There are plenty of options for schooling and leisure activities, with a good range of countryside walks on offer within close proximity to the house.

The property is entered via a front porch, leading into the inner hallway, with staircase to the first floor. From the hallway, you have access to two generous reception rooms, including a front room with bay window and open fireplace, and a rear garden facing room, with open fireplace and double doors leading outside.

There is a kitchen-breakfast room with window overlooking the rear garden from the breakfast area. The kitchen itself features a good range of storage space and worksurfaces, with Rangemaster oven, gas hob and hot plate.

From the kitchen, a door leads into a separate utility room which provides useful additional storage and workspace, as well as plumbing and space for appliances and the gas fired boiler. This then leads through to a small rear lobby with access to a ground floor shower room and a door into the garage.

The first floor landing leads to three generous double bedrooms, two of which overlook the rear garden and views beyond. There is also a family bathroom with panel bath and overhead shower, W.C and wash basin, as well as a storage cupboard.

A second staircase leads to the top floor, with an additional three double bedrooms and a second family bathroom.











STEP OUTSIDE

Edenhurst

Outside

The property enjoys a well maintained south facing rear garden with beautiful views towards Chase Woods. The garden is mostly laid to lawn, with some well planted borders, parking for 2-3 cars and a recently constructed workshop and garden store with electric supply. To the front of the property is additional garden space with lawn and flowerbeds housing a selection of David Austin roses, with a side access leading to the rear.

The garage has been repurposed by the current owners, and is currently used as a workshop, with electric and light, plenty of storage space and access into the house. This incredible space offers a multitude of potential uses, from a hobbies room, home office or music studio.

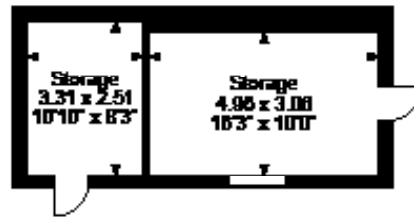
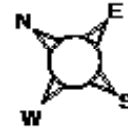
Directions

From the centre of Ross on Wye, head east along the Gloucester Road. As you pass the turning to Camp Road on the right hand side, the property is second on the right. Plenty of parking can be found on the road just opposite the house.

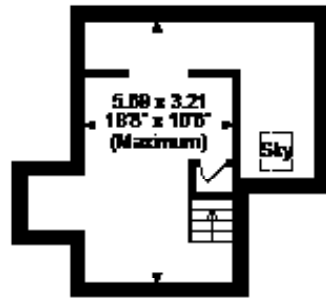


Edenhurst, Gloucester Road, Ross-on-Wye

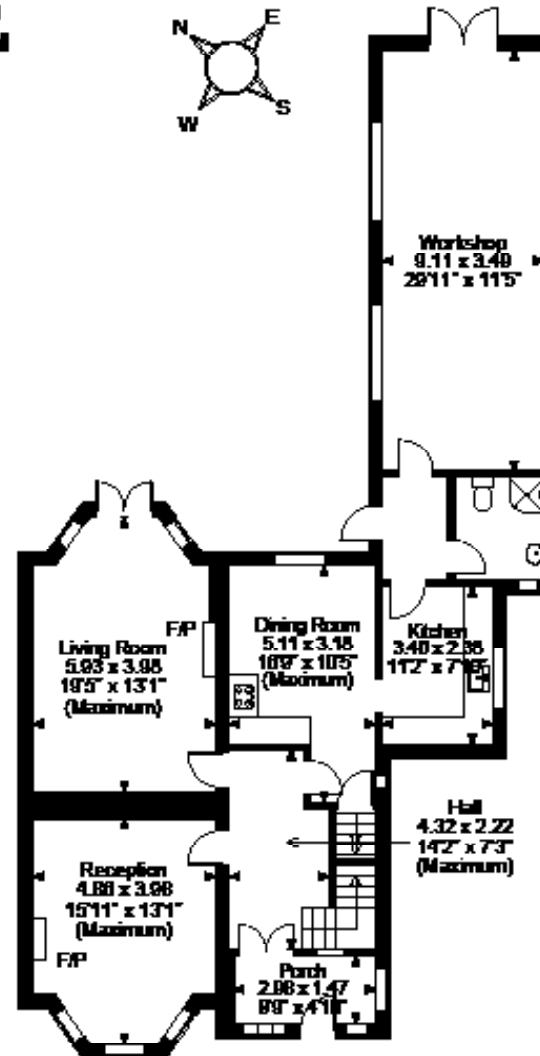
Approximate Gross Internal Area
Main House = 3031 Sq Ft/282 Sq M
Outbuilding = 257 Sq Ft/24 Sq M
Total = 3288 Sq Ft/306 Sq M



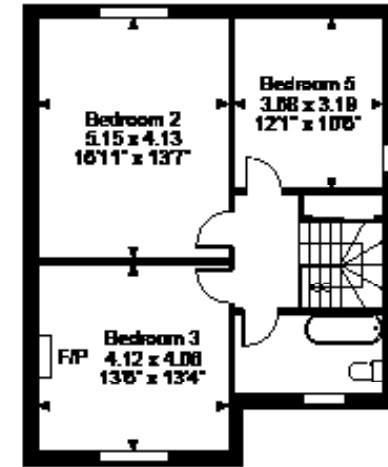
Outbuilding



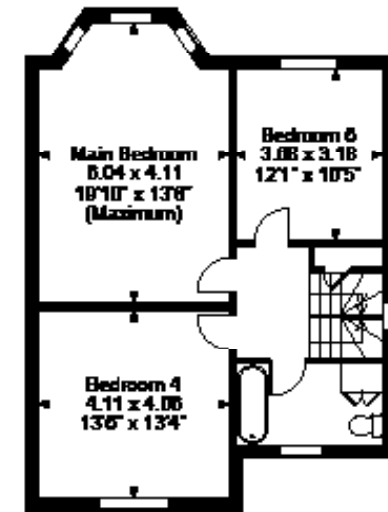
Cellar



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Preferred
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Tenure: Freehold
 Tax Band: F

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52 Broad Street, Ross-on-Wye, Herefordshire HR9 7DY
01989 764141 | ross@fineandcountry.com

