



# WESTON UNDER PENYARD

Guide price **£565,000**





# 6 HUNSDON MANOR GARDEN

Weston under Penyard, Ross on Wye, Herefordshire HR9 7FQ



Exceptionally spacious detached family home  
Large gardens, parking, garage  
Quiet but convenient village location

Built by highly regarded local company Freeman Homes, this exceptional family home forms part of a small development of four properties, tucked away in the centre of Weston Under Penyard. The exceptionally spacious accommodation includes numerous reception rooms, a fantastic kitchen-diner, five double bedrooms, three bathrooms, large gardens that extend to two sides, ample parking and integrated garage.

The accommodation has been improved by the current owner, with new lawns being laid to the side garden, and extensive re-decoration throughout.

Being a corner plot, the property benefits from a larger than average garden, with a sense of privacy. There is parking for at least three cars to the front, as well as access to the integral garage.



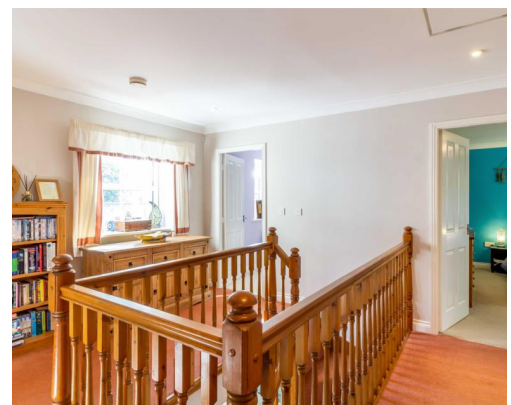
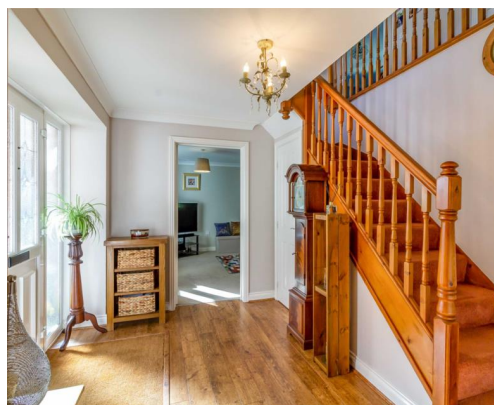


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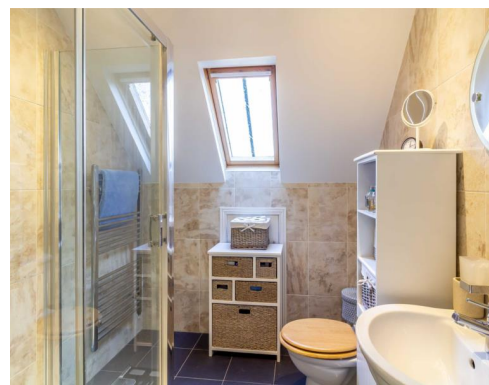
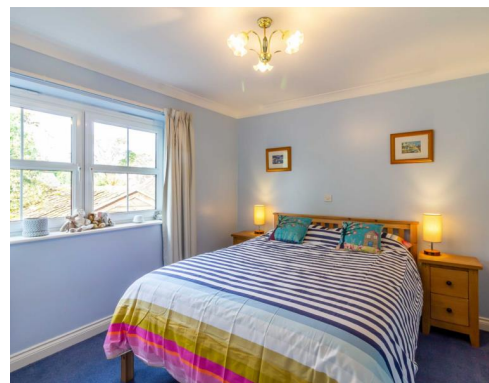
### KEY FEATURES

- Spacious and well-presented family home
- Generous corner plot with gardens, parking, garage
- Quiet yet accessible location in village centre
- 5 double bedrooms, 3 bathrooms
- Living room, kitchen-diner, study





# STEP INSIDE



The property is accessed via a front door with covered porch above, leading into:

## Entrance hallway

A bright, spacious and welcoming entrance to the property, with understairs storage cupboard, additional storage cupboard with enclosed compartment for underfloor heating controls and access to a cloak room with W.C and wash hand basin.

## Living room

The living room is bright and spacious, with double aspect including a bay window to the front, and French doors to the rear gardens which allow plenty of light to stream in. There is a gas fireplace with attractive stone surround and hearth.

## Kitchen-dining room

Another fantastic, bright open space, perfect for entertaining guests, with a breakfast-reception area giving access to the rear garden via French doors. The kitchen is newly fitted with cream cabinets and solid wood worktops, tiled splashbacks, space for cooker, large wall recess for fridge-freezer, instant hot water tap and a pleasant rear aspect over the garden.

## Utility room

Having also been newly fitted to the same high standard as the kitchen, with base units and worksurfaces, space and plumbing for appliances, wall mounted gas fired boiler and a door leading outside to the side garden.

## Home study-formal dining room

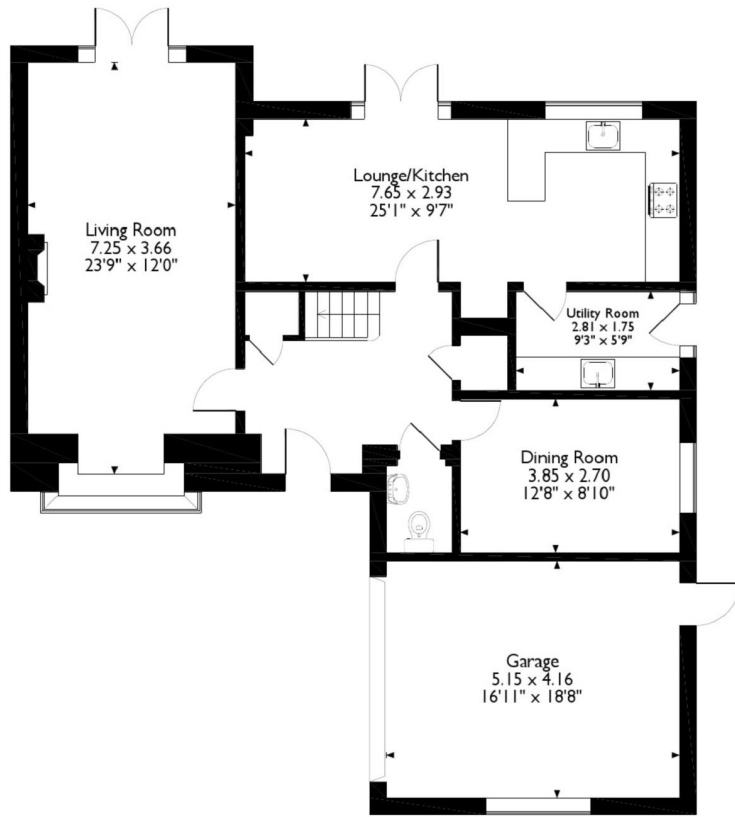
A great space for those looking to work from home, with plenty of room for furniture and office equipment and a window to side aspect. Would also work well as a children's playroom, hobbies room or a separate family dining room.

A staircase leads from the hallway to the first floor landing, a lovely bright, open space with views over towards beautiful countryside. Access to a loft hatch with fitted ladder and airing cupboard.

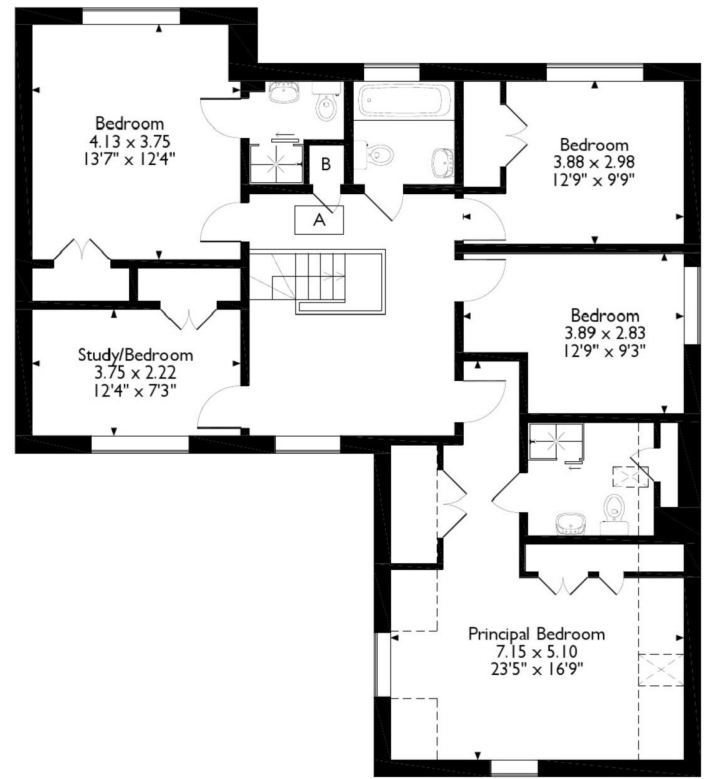
## Bedroom I

A fantastic master bedroom suite, with dual aspect Velux windows and a third window to side aspect. Numerous built in wardrobes and storage cupboards, access to modern en-suite with double width shower cubicle, W.C, wash hand basin, attractive wall tiling, eaves storage cupboard and Velux window.

## 6 Hunsdon Manor Garden, Weston under Penyard, Ross-on-Wye, Herefordshire



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Bedroom 2

A spacious double bedroom with rear aspect over the garden, built in wardrobe and access to en-suite with shower cubicle, W.C and wash hand basin.

### Bedroom 3

Good sized double bedroom, rear aspect over garden and built in wardrobe.

### Bedroom 4

Double bedroom with storage cupboard and aspect over the side garden.

### Bedroom 5

Double bedroom with lovely views towards nearby countryside.

### Family bathroom

With panelled bath, W.C, wash hand basin, heated towel rail and obscure window.



# STEP OUTSIDE



The property is approached via a paved driveway with parking for at least 3 cars. A side gate leads around the left side of the house to a beautifully presented rear garden, which features well planted raised borders with attractive sleepers, artificial lawn and a patio area, all well enclosed by stone walling and trees for privacy; a really lovely space to enjoy during the summer months.

A small gate leads around to the side garden, featuring a large expanse of lawn with recently installed timber fencing and another side gate leading back to the front of the property where there is access to:

## Garage

With up and over door, power and light, storage space and a door leading outside to the rear garden.

## INFORMATION

Postcode: HR9 7FQ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From the centre of Ross on Wye, head out of town along the A40 towards Gloucester. Upon reaching the village of Weston Under Penyard, look out for the turning for Hunsdon Manor Gardens on the left hand side. Take the turning into the close, follow the lane as it bears right and the property can be found at the far left corner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

52 Broad Street, Ross on Wye, HR9 7DY  
 01989 768484  
 ross@archerandco.com  
 www.archerandco.com



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