



Oak House
Goodrich | Ross-on-Wye | Herefordshire | HR9 6JD



Step inside

Oak House

Guide price £1,200,000

This impressive period home sits on the edge of Goodrich village, enjoying an elevated position overlooking the River Wye and the iconic Coppett Hill.

Sit imposingly within over 1.6 acres of mature landscaped grounds, the house is beautifully proportioned, with a wonderful flow to the ground floor which includes an entrance hall, formal drawing room with large dining area, stunning open plan kitchen-living room, large conservatory overlooking the rear gardens, home office and utility room. To the first floor are five double bedrooms, a family bathroom and two en-suites.

The grounds are beautifully maintained, and include areas of formal lawn dotted with specimen trees, a greenhouse, storage building and a detached three bay garage with clock tower above.

Goodrich is a very popular village community around half way between the market towns of Ross on Wye and Monmouth. It sits at the foot of Coppett Hill Nature Reserve, and is within easy reach of Symonds Yat, meaning there are endless opportunities for walking and outdoor pursuits. The village boasts two pubs, a primary school and village hall, as well as a bus stop, and a huge range of renowned schools, shopping and leisure facilities can be found in the nearby towns of Ross and

Monmouth. There is easy access to major road networks to Bristol, Cardiff, London and Birmingham.

The front entrance porch takes you into a welcoming reception hallway with a staircase to the first floor and a music room with French doors into the home study.

Two openings lead from the reception hall into an impressive drawing room, which has windows looking out to the garden on one side, as well as double glazed French doors opening on to the rear terrace, overlooking the garden and River Wye. A fantastic room for entertaining and hosting gatherings, with a lovely open fireplace with wooden mantle and marble inset acting as a centrepiece.

French doors lead into the kitchen-lounge, an incredibly stylish part of the house with a beautiful, bright feel to it. The kitchen itself has a tasteful modern finish, with polished green granite worktops and light grey cupboards, Neff double oven, Neff four ring ceramic hob, integrated microwave and integrated Miele dishwasher. There is a central island offering additional worksurfaces and storage cupboards and drawers beneath.



The kitchen flows into the lounge area, which has a raised ceiling, windows to two sides, a contemporary style woodburning stove and beautiful slate tiling throughout. A set of bi-fold doors leads into a very spacious conservatory with atrium style roof and French doors opening onto the terrace. The room gives panoramic views over the garden and River Wye, towards Coppett Hill beyond and offers a lovely place to enjoy the scenery at all times of the year with central heating available.

Additional rooms to the ground floor include a spacious study, with ample desk space for two people and fitted shelving, cupboards and desks. There is a good sized utility room Belfast sink, wooden work surfaces, storage cupboards and space for additional appliances. A door leads into a small porch which gives access outside to the parking area. There is also a ground floor cloak room with W.C and wash basin.





The staircase leads from the reception hallway to the first floor landing, with access to a large loft space with standing height

There are five double bedrooms in total, several of which offer a pleasant outlook over the surrounding countryside. The principal suite is exceptionally generous in size, with a stunning south facing outlook towards Coppett Hill. There is a large feature window which opens onto a flat roof space, and a second window to side aspect. Additional features are a wall mounted log-effect electric fireplace and a fitted wardrobe to one corner.

The en-suite comes complete with a deep inset bath, corner shower and twin pedestal wash basins each with a fitted wall mirror above, W.C., heated towel rail and modern tiling to the floor and walls.

The second bedroom is a good size, with views to the rear, a built in wardrobe and a door into an en-suite with vanity wash basin with touch sensor mirror, W.C., heated towel rail, shaver point and extractor fan.



Bedroom three is a spacious double, with dual aspect over the gardens and countryside. There are built in mirrored wardrobes and a door giving access to the family bathroom.

There are two additional double bedrooms, both with pleasant outlooks and both featuring built in wardrobes. The family bathroom comprises a white modern suite, with a large freestanding bath, walk in shower cubicle with overhead rain shower, pedestal wash basin with fitted wall mirror above, W.C. and heated towel rail.





Step outside

Oak House

The property enjoys beautifully maintained grounds of just over 1.6 acres which wrap around the house, with areas of sweeping lawn, dotted with mature specimen trees and an array of daffodils and bluebells that bloom during the Spring.

Overlooking the lawns is an extensive sun terrace, giving the perfect place to sit and enjoy the stunning views during the warmer months.

Additional features include attractive balustrading, a mill stone feature, further seating areas and a small orchard with apple, plum and cherry trees. There is useful access onto the back lane via a 5-bar gate

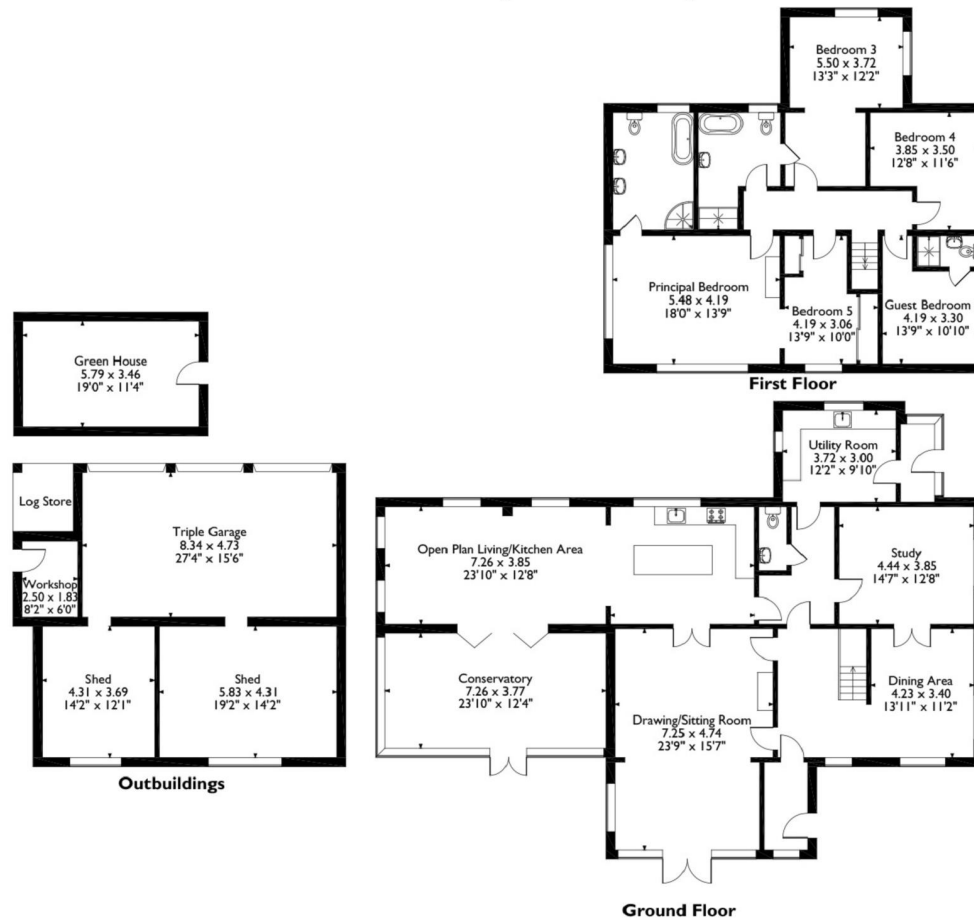
The outbuildings on offer include a triple bay garage with electric roller doors and a pitched roof with clocktower atop. To the end of the garage is an open fronted storage bay and lockable storage area. Adjoining it at the rear is a large timber constructed wood store and large workshop with electric roller shutter doors. A traditional style greenhouse of partial brick construction, adjacent to the conservatory, is fitted with deep slatted shelves ideal for potting. There are two windows each side, power points and water taps. A sweeping gated driveway leads down to a large parking area at the front of the garage, with plenty of space for a large number of vehicles.

DIRECTIONS

From Ross-on-Wye, head out along the A40 towards Monmouth. After passing through the village of Pencraig, continue for a further couple of miles and turn left after Hereford Auto Trade Centre/Parva Cars signposted for Hereford/Goodrich. Bear left after this turning and take the next right turning to Symonds Yat East/Goodrich. Shortly after taking this turning the road forks, take the left fork and the property is the last one at the end of this lane on the right hand side.



Approximate Gross Internal Area
Main House = 302 Sq M/3251 Sq Ft
Triple Garage/Outbuildings = 86 Sq M/926 Sq Ft
Total = 388 Sq M/4177 Sq Ft

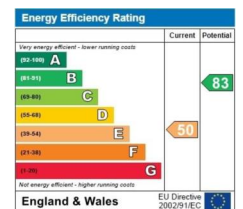


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 6JD | Tenure: Freehold | Tax Band: G | Authority: Herefordshire | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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