



GORSLEY

Guide price **£800,000**



THE SHIRES

Burrups Lane, Ross-on-Wye, Herefordshire HR9 7FA



Five double bedroom detached house
Over 2500sqft of living space
Ample off road parking, detached double garage

This spacious five double bedroom detached family home boasts the most spacious and comfortable living accommodation throughout, being situated in a quiet location in the highly sought after village of Gorsley.

Gorsley is a popular village with amenities to include primary school, public house, Baptist chapel, C of E church, Ross-on-Wye Golf Course and bus service to Ross-on-Wye, Newent and Gloucester for further amenities. For the commuter access can be gained to the M50 motorway for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

The nearby market town of Newent also benefits from supermarkets, a primary and secondary school and community leisure centre. Newent also hosts many other sporting facilities having a golf club and active sporting teams: Newent RFC, Newent Town A.F.C, and Newent C.C.



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KEY FEATURES

- Five double bedroom detached house
- Three reception rooms, three bathrooms
- Over 2500sqft of living space
- Ample off-road parking Detached double garage
- Generous plot measuring over 1/3 Acre
- Highly sought after village location



STEP INSIDE



The entrance hallway is spacious and serves as an inviting greeting area, leading to various rooms including the lounge, dining room, w.c., and kitchen/diner. A staircase ascends to the first floor, and there's convenient access to understairs storage.

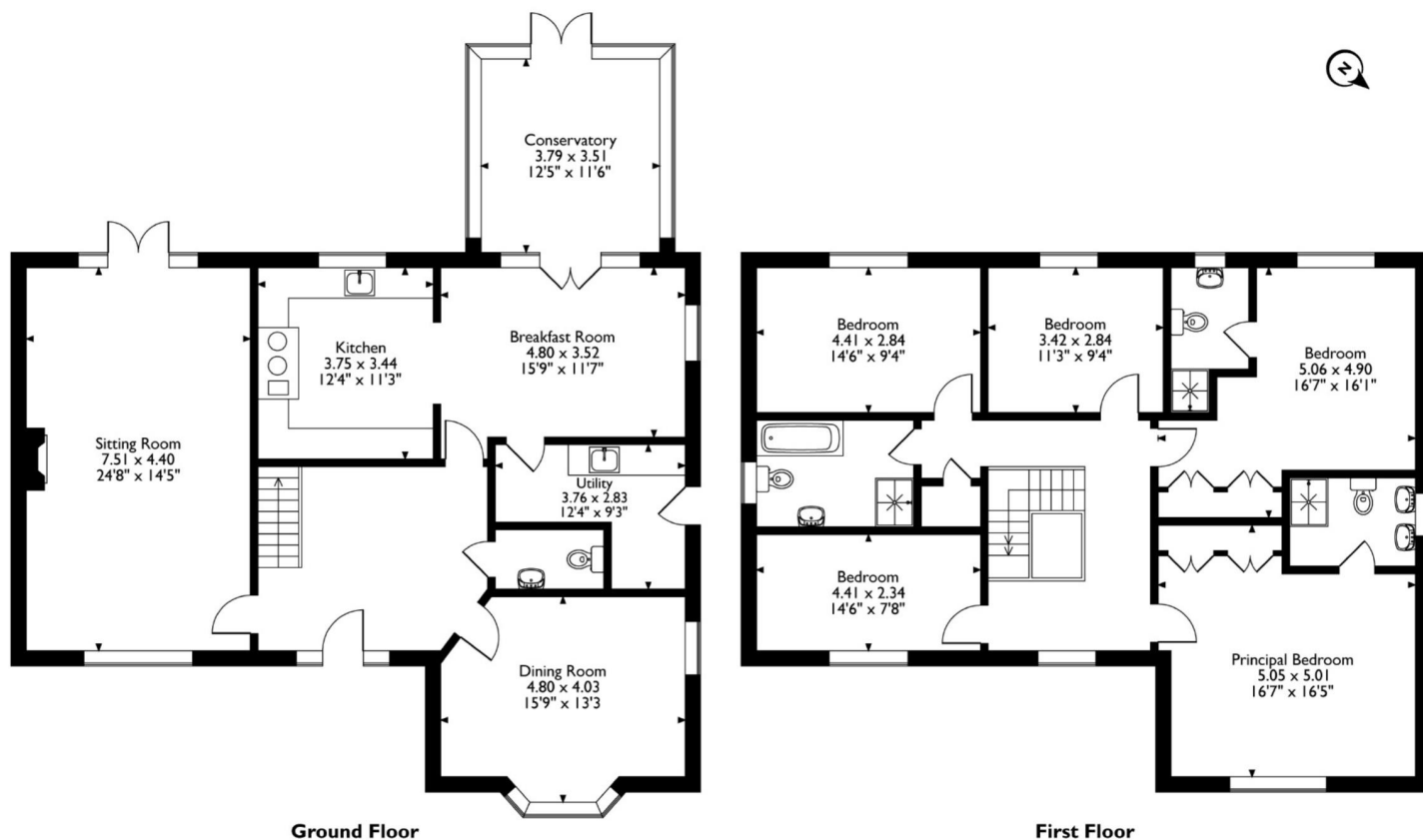
The lounge, extending over 24ft, features an appealing exposed brick fireplace with a wood-burning stove, drawing immediate attention. Natural light fills the room from dual aspect windows, offering views to the front and rear via a front-facing window and French doors.

In the dining room, versatility reigns with its dual aspect windows, including a bay window providing charming countryside views. There's ample space for a dining table and chairs, making it suitable for use as a separate reception room or study.

The kitchen/diner is a hub for social gatherings, boasting a well-equipped kitchen area with fitted wall, base, and drawer units complemented by granite worktops. Noteworthy features include a prominent Aga and built-in appliances. The dining area comfortably accommodates a large table and chairs and seamlessly connects to the conservatory. With exposed brickwork and side/rear aspect windows, the conservatory serves as a delightful transition to the garden through its French doors to the rear.

A utility room, accessible from the kitchen, offers practical amenities including space and plumbing for a washing machine, additional appliance space, an oil-fired boiler, and access to the side of the property.

Approximate Gross Internal Area 233 Sq M/2508 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.

Ascending to the first floor, the galleried landing exudes brightness and airiness, with a door to an airing cupboard, loft space access, and a front-facing window offering scenic countryside views. It provides access to all five bedrooms and the family bathroom.

The principal bedroom, situated to the front aspect, is generously sized and includes fitted wardrobes and an en-suite shower room with a double shower unit and his-and-hers vanity wash hand basin. Bedroom two enjoys fitted wardrobes and a rear aspect window overlooking the garden and countryside, along with its own en-suite shower room. Bedroom three, positioned to the rear aspect, offers ample space as a well-proportioned double room. Bedroom four, also to the rear aspect, benefits from great views.

Bedroom five, currently serving as an office and located to the front aspect, provides versatility for various uses.

The family bathroom is equipped with a four-piece suite, featuring a panelled bath, separate shower cubicle, wash hand basin, and w.c., catering well to guest needs.

STEP OUTSIDE



From the lane, two five bar gates grant access onto the expansive gravelled driveway, providing ample space for parking multiple vehicles. A sizable covered porch area precedes the entrance at the front door. The front garden predominantly features a lush lawn, bordered by hedges, fencing, and mature trees.

The driveway leads to the detached double garage, this garage is accessible via two up-and-over doors and comes equipped with power, lighting, and a personal door leading to the garden. Additional storage space is available above.

A gated side access from the property leads to the rear garden, which offers a range of amenities including a large garden shed, greenhouse, expansive patio area with additional decked seating sections, and a tranquil garden pond with a water feature. The remainder of the garden is laid to lawn, complemented by mature flower and shrub borders, all enclosed by hedging and fencing, providing utmost privacy as it backs onto farmland.

INFORMATION

Postcode: HR9 7FA
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: D





DIRECTIONS

From Ross-On-Wye, proceed north on the M50, taking the exit at J3 towards Newent. Turn right at the junction and continue into the village of Gorsley, after a short while, turn left onto Burrups Lane, where the property can be found on the left hand side via our for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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