



ROSS-ON-WYE

Guide price **£600,000**



CHASE VIEW

Camp Road, Herefordshire HR9 5NH



Picturesque four bedroom detached Victorian home
Spacious & versatile living accommodation
Off road parking, gardens, rolling woodland views

This four-bedroom, three reception room imposing Victorian property is situated in the popular and sought after location, within a short walk of the town centre and all amenities.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



Guide price
£600,000



KEY FEATURES

- Four bedroom detached Victorian home
- Spacious living with three reception rooms
- Double garage & various outbuildings
- Charming, period features throughout
- Off road parking, enclosed gardens
- Far reaching views towards Chase Woods



STEP INSIDE



As you step into the fabulous reception hall, you'll be greeted by an abundance of natural light accentuating the beautiful staircase leading to the first floor. Additionally, there's a generously sized under stairs storage cupboard for your convenience.

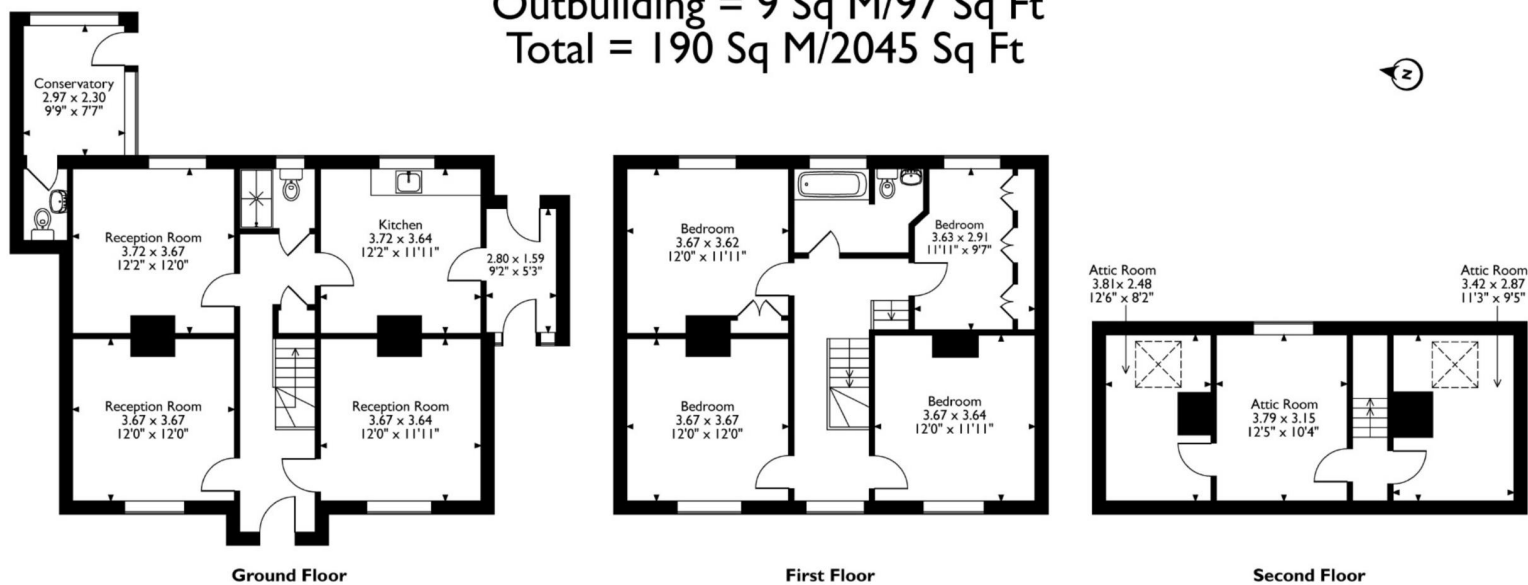
The living room to the front aspect boasts a bright ambiance, highlighted by a striking feature fireplace featuring a black wrought iron fire.

On the opposite side of the hallway, you'll find a further elegant reception room, which also features a captivating fireplace, adding to the charm of the space, complemented by shelving in the alcoves.

Located to the rear of the hallway, one will find a further room, which could be used as a snug, which offers a delightful view of the gardens and Chase Woods. It features a lovely period fireplace with decorative tiled inset, as well as fitted cupboards and shelving in the alcoves.

The kitchen/breakfast room is well-equipped with a range of fitted units and a variety of built in appliances, this room provides ample space for a dining table and chairs, once again complemented by a rear aspect window with views over the garden.

Approximate Gross Internal Area
 Main House = 181 Sq M/1948 Sq Ft
 Outbuilding = 9 Sq M/97 Sq Ft
 Total = 190 Sq M/2045 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.

Adjacent to the kitchen is a practical lobby with plumbing for a washing machine. The side lobby off the hall offers access to both the front and rear of the property.

Also to the ground floor, one can enjoy a downstairs shower room, which is fit with shower cubicle and tiled splashbacks, close coupled W.C. And wash hand basin.

Ascending to the first floor, you are immediately greeted by a galleried landing that is spacious and bathed in natural light, providing access to three double bedrooms, two of which feature built-in wardrobes, while the fourth bedroom offers a range of fitted wardrobes and access to an airing cupboard.

All of the bedrooms enjoy feature fireplaces, adding further character.

The bathroom on this floor features a three-piece suite, comprising bath tub with shower attachment over, having tiled splashbacks, close coupled W.C., and wash hand basin.

For additional space, a set of wooden stairs lead up to three loft rooms, each with roof lights and providing an ideal space for versatile rooms, including office, play rooms or further guest accommodation.

STEP OUTSIDE



The rear of the property is embraced by a patio that extends into the beautifully landscaped gardens, meticulously maintained having a range of mature shrubs, flowers and trees. The gardens feature level lawns bordered by well-stocked flower beds.

The garden is well enclosed by fencing and walling surround, and provides access into the conservatory, which enjoys far reaching rolling woodland views and access to a separate W.C. There is various outbuildings to include a double garage, each one measuring 19'1ft x 9'7ft, you will also find further workshop/storage areas to the rear of the garden.

INFORMATION

Postcode: HR9 5NH

Tenure: Freehold

Tax Band: E

Heating: Electric

Drainage: Mains

EPC: F





DIRECTIONS

From the centre of Ross-on-Wye proceed east on the Gloucester Road, turning right for Camp Road, where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
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



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.