



LEA

Guide price **£450,000**



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11 COX'S MEADOW

Lea, Ross-on-Wye HR9 7GJ



Well presented, four bedroom family home
Generous living space.
Highly desired village location close to local schools

Welcome to this four-bedroom, detached family home. Located in the highly popular village of Lea. This property offers easy access to the local primary school, convenient bus routes, and a short drive to the historic market town of Ross-on-Wye. Lea village is well-served with a shop, church, and a popular village hall.

The property boasts excellent connectivity with the A40 nearby, providing easy access to major motorways and cities, as well as local airports including Birmingham, Bristol, and Cardiff.



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KEY FEATURES

- Well presented, detached family home
- Four good size bedrooms
- Connecting kitchen/ dining room perfect for entertaining
- Good size rear garden
- Driveway leading to a double garage
- Located in popular village location



STEP INSIDE

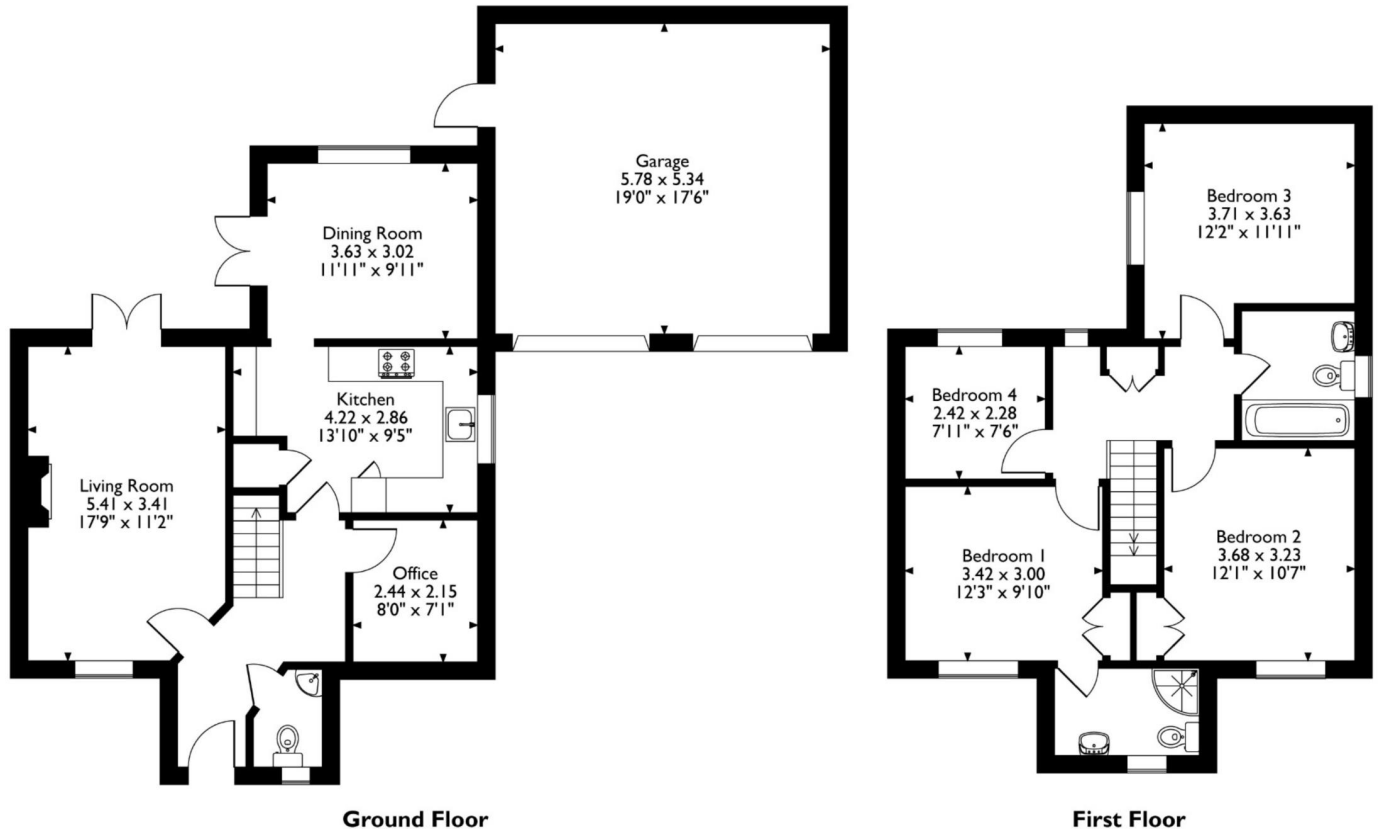


Inside, the home is well-presented and flows seamlessly across two floors.

Additionally, there is a well-equipped kitchen, a separate study perfect for when working from home and a convenient cloakroom.

The ground floor includes a spacious living room and dining room, both with dual aspects and French doors opening onto the rear garden and patio, creating light-filled and inviting spaces.

Approximate Gross Internal Area
 Main House = 118 Sq M/1270 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Total = 149 Sq M/1604 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.

The first floor comprises four good size bedrooms and a family bathroom.

The second bedroom also includes built-in wardrobes, offering ample storage space. The family bathroom has a three-piece suite.

The main bedroom features built-in wardrobes and an en-suite shower room with three-piece suite.

STEP OUTSIDE



Externally, the property benefits from a large driveway at the front, providing ample parking space and leading to a double garage with up-and-over doors.

The rear garden features a patio area perfect for alfresco dining, and a lawned area that enjoys a south-easterly aspect. A pathway leads to the back of the house, with a door into the rear of the garage for easy access to tools and storage.

11 Cox's Meadow is a well-appointed and practical home, ideal for a variety of buyers and would make the perfect family home.

INFORMATION

Postcode: HR9 7GJ
Tenure: Freehold
Tax Band: E
Heating: Gas LPG
Drainage: Mains
EPC: TBC





DIRECTIONS

Leave the eastern outskirts of Ross at Hildersley Roundabout (Ross Fire Station) taking the A40 towards Gloucester. Pass through the village of Weston-under-Penyard, and continue towards Lea. You will enter Lea and around a right-hand bend, 300 yards after this you will see the entrance to Lea C.E. Primary School on the left, and immediately after this on the left is the entrance to Cox's Meadow. Number 11 is towards the end of the close on the right hand side.



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