



HOWLE HILL

Guide price **£600,000**



BROCKWOOD

Howle Hill, Ross-on-Wye, Herefordshire HR9 5SH



Four bedroom family home
Beautifully presented throughout
Ample off road parking

Situated in the lovely rural area of Howle Hill which lies approximately 2 miles south of Ross-on-Wye, the town offers a good range of shopping, social and sports facilities. The major centres of Hereford, Gloucester and Cheltenham are approximately 16 miles, 18 miles and 25 miles respectively and there are excellent road links from Ross-on-Wye to the Midlands via the M50/M5 and South Wales via the A40/M4



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KEY FEATURES

- Four double bedroom property
- Principal en-suite
- Three reception rooms
- Summer house/games room
- Substantial level gardens
- Ample off road parking



STEP INSIDE



FRONT ENTRANCE PORCH

Via stable door, exposed stone features, window to side, hardwood glazed door to:

HALLWAY

Parquet flooring, stairs to first floor, windows to front and rear, radiators, understairs storage cupboard with window, door to:

CLOAKROOM

Attractive tiled floor, low level WC, pedestal wall mounted wash hand basin with decorative tiled surround, fitted mirror, window to side, coved ceiling, storage cupboard.

SITING ROOM

4.49m x 3.30m (14'9" x 10'10")

Bay window to front overlooking the garden and window to side, open fire with slate hearth and surround with wooden display mantle, shelving, tv point, radiator, continuation of the parquet flooring, coved ceiling.

SECOND SITTING ROOM

4.52m x 3.30m (14'10" x 10'10")

Original parquet floor, window to side, open fire with attractive surround and wooden mantle, coved ceiling.

KITCHEN/BREAKFAST ROOM

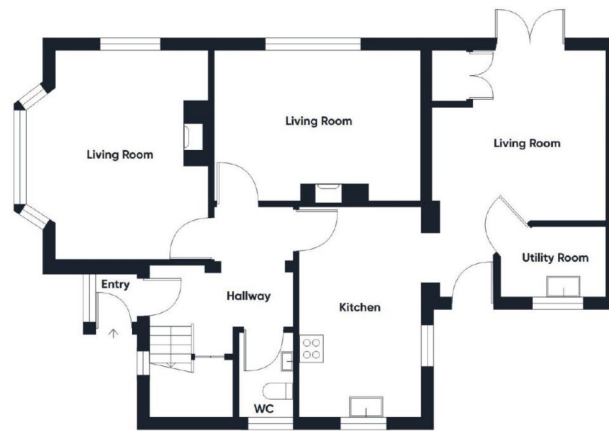
4.52m x 2.66m (14'10" x 8'9")

Beautifully fitted with a range of modern cream Shaker style base and eye level units, stainless steel 1 1/2 bowl sink, Oak block worktops, built-in appliances with two Bosch double ovens, induction Zanussi hob, built-in dishwasher, windows to side overlooking the gardens, stainless steel power points, recessed spotlights, open plan through to:

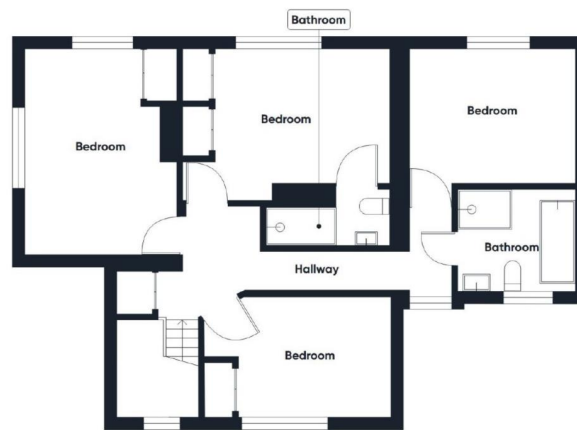
DINING AREA

3.81m x 3.68m (12'6" x 12'1")

Underfloor heating, double doors to built-in storage cupboard housing the oil fired Worcester boiler (not tested), recessed ceiling spotlights, double doors to rear garden, door into utility.



Ground Floor



Floor 1

UTILITY ROOM

2.28m x 1.50m (7'6" x 4'11")

Window to rear, attractive range of wood fronted base and eye level units, Oak block worktops, Belfast sink, space for tumble dryer and washing machine.

Staircase to LANDING

Access to a good sized loft, overstairs storage cupboard.

PRINCIPAL BEDROOM

4.49m x 3.32m (14'9" x 10'11")

Lovely light and spacious room, window to side with views over the surrounding area, built-in double wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM

Wet room style with tiled floor and fully tiled surrounds, walkin shower with twin heads, wall mounted wash hand basin, light with mirror, low level WC, recessed display niche and ceiling spotlights.

BEDROOM TWO

4.47m x 3.32m (14'8" x 10'11")

Windows to front and side with views over the surrounding area, built-in cupboard.

BEDROOM THREE

3.65m x 2.89m (12'0" x 9'6")

Window to side with attractive outlook, radiator.

BEDROOM FOUR

4.01m x 2.54m (13'2" x 8'4")

Window to side overlooking the gardens, radiator, built-in double wardrobe.

FAMILY BATHROOM

Finished to a high standard, fully tiled, obscure window to side, modern bath, walk-in enclosed shower cubicle with rainfall head and further attachment, glazed screen, wall mounted wash hand basin, low level WC, recessed ceiling spotlights, extractor fan, chrome style ladder radiator.

STEP OUTSIDE



Substantial block paved driveway providing parking for up to five vehicles with access to the Garage. An Indian stone pathway with raised shrub beds extends around with sleeper edged retaining walls to the side garden with steps leading to a studio.

DETACHED DOUBLE GARAGE: Steel up and over door, power points, lighting, beneath the garage is an excellent space.

HOME GYM/OFFICE/WORKSHOP: Power points, lighting, double glazed windows to rear.

STUDIO: Recessed ceiling spotlights, wood burning stove, power points, lighting, attractive wood floor.

AGENTS NOTE: Drainage shared with neighbours, drainage field renewed in the last 3 years.

INFORMATION

Postcode: HR9 5SH

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Septic Tank

EPC: D





DIRECTIONS

What3Words - [///hoping.chitchat.river](https://www.what3words.com/?q=///hoping.chitchat.river)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	55	
39-54	E		
21-38	F		
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



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.