



ROSS-ON-WYE

Guide price **£650,000**



ORCHARD HOUSE

The Orchard, Ross-on-Wye, Herefordshire HR9 7BP



Charming three bedroom, 1950s detached home located on a secluded corner plot just outside Ross-on-Wye
Spacious accommodation featuring three bedrooms

This charming 1950s detached home, perfectly situated on a secluded corner plot just outside Ross-on-Wye. Boasting three spacious bedrooms, a stylish lounge, and a modern kitchen, this property is ideal for family living. The beautifully landscaped gardens offer a serene outdoor retreat, while the sweeping driveway provides ample parking and leads to a large garage with an electric door. With excellent commuting links and a peaceful setting, this home seamlessly blends comfort and convenience.

This individually designed 1950s home is nestled in a quiet, secluded location on the outskirts of the charming market town of Ross-on-Wye, while still offering excellent road links for convenient commuting.



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KEY FEATURES

- Charming 1950s detached home located on a secluded corner plot just outside Ross-on-Wye
- Spacious accommodation featuring three bedrooms, a stylish lounge with large windows overlooking the garden, and a modern kitchen.
- Beautifully landscaped gardens



STEP INSIDE



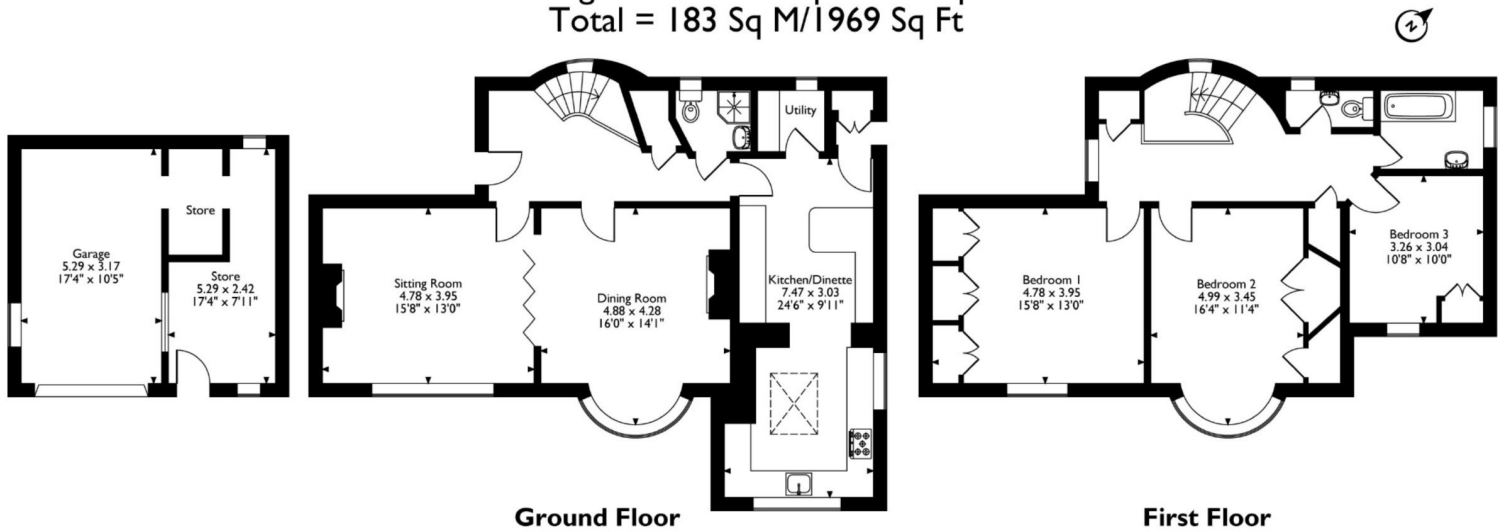
The three-bedroom property provides spacious family accommodation, including a covered porch, an entrance hall, a ground floor shower/cloakroom, a lounge, a dining room, a kitchen, a utility/pantry, and a separate shower room with an additional cloakroom.

Approached via a sweeping driveway with ample parking for several vehicles, the home is set on a beautifully landscaped corner plot featuring mature gardens.

The covered porch welcomes you into the entrance hall, showcasing original parquet flooring and a striking curved hardwood staircase. The cloakroom has been recently updated, boasting a stylish corner shower cubicle and modern fixtures.

The inviting lounge features a double-glazed window overlooking the landscaped gardens and a charming fireplace with a modern clean woodburner (Portway Arundel XL). Double bi-fold doors lead seamlessly to the dining room, which has a bay window and arched alcoves, creating an elegant atmosphere.

Approximate Gross Internal Area
 Main House = 153 Sq M/1646 Sq Ft
 Garage/Store = 30 Sq M/323 Sq Ft
 Total = 183 Sq M/1969 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 kitchen has been recently re fitted and has integrated modern appliances to include a full length fridge and freezer, oven, microwave and hob, while the utility room/pantry provides additional storage and functionality.

Upstairs, the landing area leads to three well-appointed bedrooms, all with stunning views over the gardens and surrounding countryside. The family bathroom features a contemporary design with a walk-in shower, while a separate W.C. Ensures convenience.

STEP OUTSIDE



Surrounded by mature gardens, the outdoor space includes well-maintained lawns, fruit trees, and a variety of flower beds, along with a paved patio area and garden shed, all framed by hedgerows for added privacy.

The front of the property boasts a sweeping driveway leading to a large single garage with an electric roller shutter door and loft storage, along with a convenient side garden store. This home beautifully combines comfort, style, and an ideal location for family living.

INFORMATION

Postcode: HR9 7BP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Private

EPC: E





DIRECTIONS

From fives ways roundabout continue on to Ledbury Road Proceed to the top just after the turning for John Kyrle School, Turn right at the sign for Ross Court take the right and follow the road round and Orchard House is on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		64
39-54	E	42	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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