



Westwood  
Walford Road | Ross-on-Wye | Herefordshire | HR9 5PQ

FINE & COUNTRY



# STEP INSIDE

## Westwood

Situated along the popular Walford Road, just outside the centre of Ross on Wye, this incredible bespoke-designed home offers the highest possible quality of finish, oozing with contemporary style and modern features.

The accommodation comprises a stunning open plan kitchen-dining room, spacious lounge, utility room and cloakroom to the ground floor. To the second floor are four double bedrooms, including a spectacular principle suite, complete with a tastefully designed en-suite and dressing room, as well as a separate family bathroom.

Outside is a stunning rear garden, thoughtfully landscaped and beautifully maintained, with large patio, lawns, a carp pond and an array of attractive trees and plants. To the front is ample parking with two gated entrance to allow for easy access in and out.





### Step inside

As you enter the front door, you are immediately welcomed by a spacious entrance hallway with stylish porcelain floor tiling and underfloor heating that extends throughout the ground floor, with a staircase leading to the first floor.

From here, you are led into perhaps the most impressive part of the property; an incredible open plan kitchen dining room, designed and finished with practicality and flair in equal measure.

The kitchen itself is a Wren Infinity Plus, and boasts quartz worktops, a range of fitted AEG appliances to include a eye level ovens, microwave, a wine fridge and dishwasher. There is a breakfast bar with space for seating, a fitted pantry and a huge array of storage cupboards and soft-close drawers. There are self-clean and close Velux windows to the ceiling, allowing plenty of light to fill the space.

The dining area is an ideal space for entertaining, complete with a woodburning stove, space for a large dining table and a set of bi-fold doors opening up to the rear patio and gardens.

From the dining area, you have access through to a separate utility room with additional storage, worksurfaces and space for appliances, as well a W.C and door leading outside. There is a cupboard housing the cctv equipment and hub, which benefits from a connected online app, as well as further storage cupboards, one of which houses the boiler.

To the other end of the entrance hall is a spectacular lounge, accessed via glazed doors. This tastefully decorated and beautifully proportioned reception rooms offers a real sense of style, with recessed lighting, a decorative ceiling feature and bi-fold doors leading to the rear patio area.

To the first floor, you have a lovely open landing area, with a beautiful over-stair hanging light feature, glass banister and a large window looking out to the front aspect.

The principal bedroom suite is truly spectacular, boasting high ceilings with hanging cable lights, air conditioning and bi-fold doors leading out to a balcony, which is currently planted with Walburn sedum. This could easily be removed and the balcony repurposed as a seating area to enjoy the beautiful garden views and the outlook towards Chase Woods beyond.

Just off the bedroom is a very large dressing room, with fitted, mirrored wardrobes to two sides and a beautiful garden view. The dressing room is also accessible from the landing area, and as such could easily be turned into a fifth bedroom by simply closing the entrance to the principal suite.

One of the defining features of the property is the stylish en-suite to the principal bedroom, which is reminiscent of a high-quality boutique hotel and designed to be a part of the bedroom as opposed to a separate room. Complete with Lusso Stone fittings to include his & hers wash basins and bath with shower head attachment, as well as a walk in shower cubicle, W.C, stylish black heated towel rail and ample storage cupboards and shelving.

There are an additional three double bedrooms to the first floor. One is a spacious double, currently used as a home gym and positioned above the garage, with two further rooms, one overlooking the rear garden and one looking out to the front. There is also a tastefully finished family bathroom, with attractive tiling and flooring, a panel bath with overhead shower, vanity wash basin, W.C and storage cupboards.

Additional features to the property include a smart hub with remotes and apps for the lighting, cctv and security alarms with app control, solar panels to roof with large battery capacity.















# STEP OUTSIDE

## Westwood

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### Outside

The property is accessed via a pair of separate electric gates, allowing for easy vehicle access, with an intercom system and remote access app. These gates lead you to a generous parking area, with space for numerous vehicles.

To the rear of the property is a beautifully landscaped, 60 year old garden, complete with a recently renovated koi pond, which attracts an abundance of local wildlife.

There are sections of lawn, dotted with a dazzling array of specimen trees, and a footpath winding through. To the far end is a summer house, framed by mature trees to the boundary which allow for a real sense of privacy. There is also a hidden compost area, with a garden storage shed.

Back towards the house, you have an expansive porcelain patio, a perfect place for entertaining during the warmer months, and with a cladco composite decking area designed for dining table and chairs. There is a gravelled area with access to the side of the property, as well as a small storage recess in between the former garage and the main house.

### Directions

From the centre of Ross-on-Wye, head south along Copse Cross Street. As this leads onto Walford Road, pass the Prince of Wales pub on your right hand side and continue for a short distance where you will see the gated entrance to the property on your left hand side.



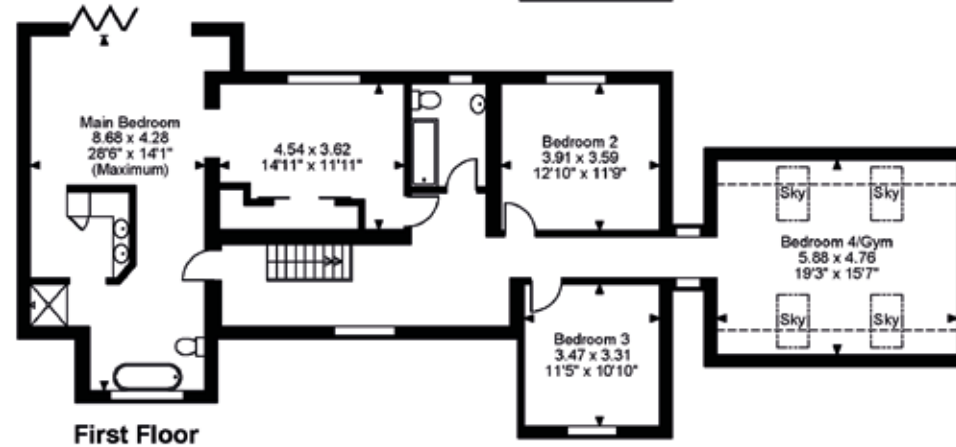
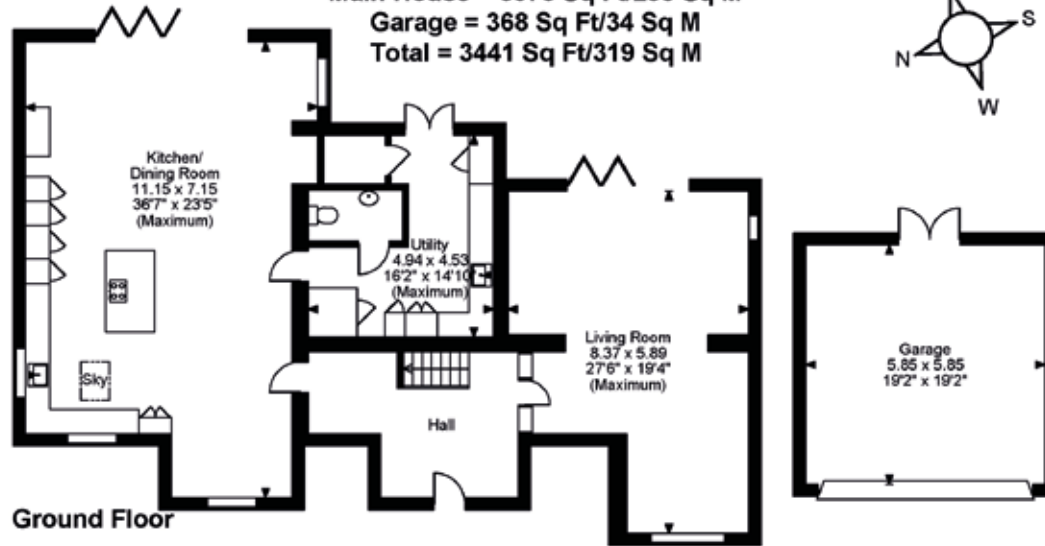
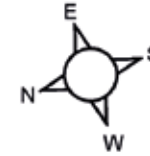
**Westwood Walford Road, Ross-on-Wye**

**Approximate Gross Internal Area**

**Main House = 3073 Sq Ft/285 Sq M**

**Garage = 368 Sq Ft/34 Sq M**

**Total = 3441 Sq Ft/319 Sq M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tenure: Freehold  
 Tax Band: F



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