



LLANGROVE, ROSS-ON-WYE

Guide price **£565,000**



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4 CHAPEL MEADOWS

Llangrove, Ross-on-Wye, Herefordshire HR9 6BS



Modern well presented home
Spacious, bright five bedroom accommodation
Edge of village location

This beautifully presented, modern home occupies a generous corner plot within an exclusive development in the highly sought-after village of Llangrove.

Tucked away in a quiet corner, the plot opens up to stunning south-facing countryside views, offering a peaceful and picturesque setting. Constructed by the esteemed local developers, Freeman Homes, this property offers five spacious bedrooms, three elegant bathrooms, and a contemporary kitchen-dining area.

Located on the edge of the village, the home is just a short walk from the village pub, primary school, church, and village hall, as well as the countryside walks that surround the area. With Ross-on-Wye and Monmouth less than 10 miles away and the M50 easily accessible, this location is perfect for commuters heading to Cardiff, Bristol, or Birmingham.



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KEY FEATURES

- Exceptionally spacious and light filled accommodation
- Open plan kitchen-dining room with direct outdoor access
- Five bedrooms and three stylish bathrooms
- A generous lounge, dining room/office and utility room
- Prime corner plot with well tended gardens and countryside views
- Full Fibre Broadband recently installed



STEP INSIDE



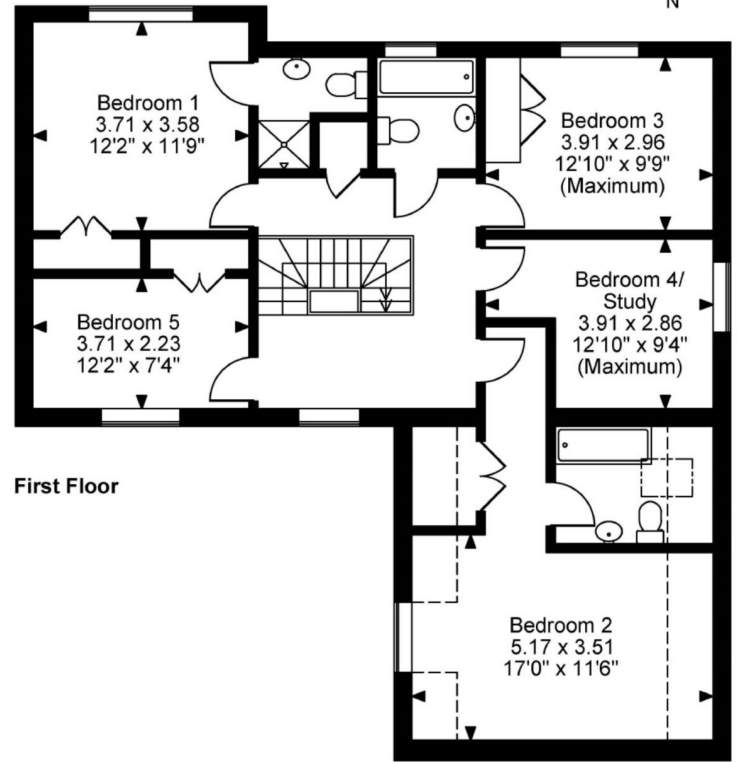
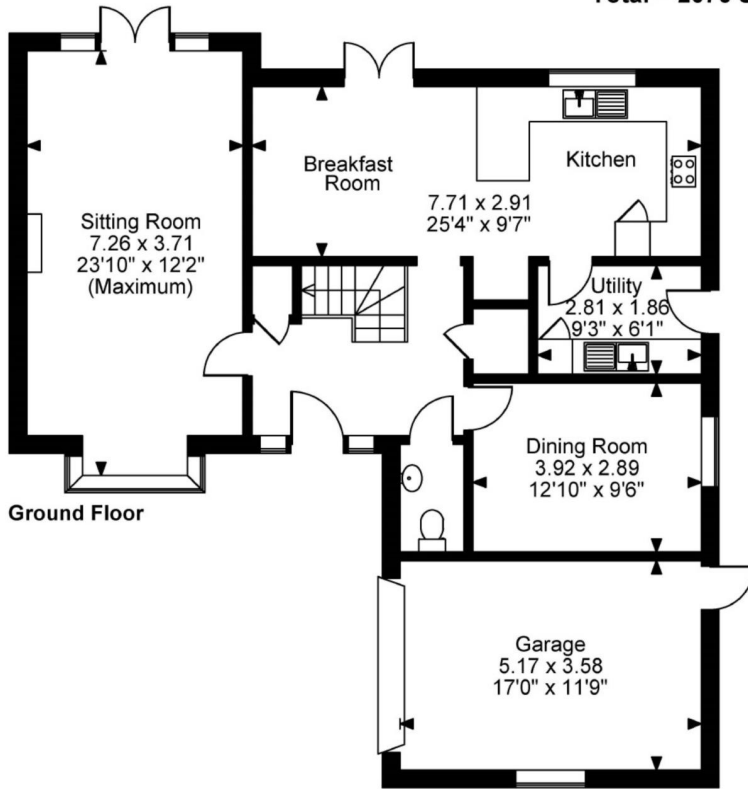
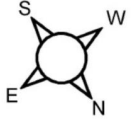
The property has been redecorated throughout, including new flooring and presents a fresh, tasteful and modern finish.

The ground floor is entered via a large and welcoming hallway, giving access to 2 storage cupboards and a ground floor cloak room with wc and wash hand basin, and a staircase leading to the first floor.

The hallway then leads into a bright and spacious living room, with French doors leading out to the rear garden, offering a pleasant view over the surrounding countryside. There is a fireplace with attractive surround and recently installed woodburning stove, acting as a centerpiece for the room, and a bay window looking out to the front.

There is a good sized office located on the ground floor, ideal for those who work from home. This room would also be ideal as a children's playroom, music room, a separate snug or a formal dining room.

One of the most impressive rooms in the house is the open plan kitchen-diner, an attractive and inviting space perfect for entertaining guests. There are French doors leading out to the rear patio, as well as a window in the kitchen area overlooking the garden. The kitchen itself features plenty of base and wall units, with black granite worktops, and appliances include an eye-level electric oven, electric hob and built in dishwasher, with space for a large American style fridge-freezer.

Chapel Meadows, Llangrove, Ross-on-Wye**Approximate Gross Internal Area****Main House = 1877 Sq Ft/174 Sq M****Garage = 199 Sq Ft/19 Sq M****Total = 2076 Sq Ft/193 Sq M****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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Accessible directly from the kitchen is a utility room, with ample storage cupboards, worktop and sink, plenty of space and plumbing for appliances and a door leading out to the side of the house.

The first floor landing is light and open, with a pleasant front aspect, access to a loft hatch and an airing cupboard.

There are 5 bedrooms in total, all of which are generous in size. Two double bedrooms sit to the rear of the house, enjoying impressive far reaching views over the nearby countryside. One of these bedrooms features a modern en-suite shower room and both have built in wardrobes.

Another double bedroom sits to the side of the house looking out over the garden. A further double bedroom looks out to the front of the property, also with built in wardrobes.

Last but certainly not least, is a superb guest suite, boasting a large bedroom area with space for a sofa and desk, a built in wardrobe and tastefully finished en-suite bathroom.

As well as the two en-suites, there is also a modern family bathroom with bath, overhead shower, wc, wash hand basin and heated towel rail.

STEP OUTSIDE



This property is set on a tucked-away corner plot with no passing traffic, featuring a beautifully maintained rear lawn enclosed by boundary fencing. A patio area, accessible from both the living room and kitchen, offers an ideal spot to enjoy the stunning hillside views behind the home.

On the side of the house, you'll find an expansive area with two sheds, a greenhouse, and a recently added vegetable and fruit-growing section, complete with raised beds. A pergola and additional patio spaces provide perfect settings for soaking in the south-facing views.

Conveniently located within walking distance to the heart of the village, this home is close to the local pub, church, primary school, and the thriving village hall. The village hall hosts a diverse range of activities catering to all ages, making it a vibrant hub for families, professionals, and retirees alike.

At the front, the property offers parking for three vehicles, along with access to an attached garage equipped with power, lighting, and a rear door leading to the garden.

AGENT'S NOTE:

The vendor installed a 4.1kWp photo voltaic system in 2023 which the current EPC reflects.

The property is accessed via a shared private road which is under the management of 5 residents of Chapel Meadows.

INFORMATION

Postcode: HR9 6BS

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: C





DIRECTIONS

From either Ross-on-Wye or Monmouth, leave the A40 dual carriageway at Whitchurch and take the Llangrove Road found to the side of The Crown Inn. Drive in to the centre of the village, passing the school and church on your right-hand side and take the left hand turn just before The Royal Arms pub into Chapel Meadows, where the property will be found at the far corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	79	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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