



9 The Walled Garden, Ross-On-Wye, HR9 7GX

£450,000

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REDUCED - Exceptional value
The property was built approximately 30 years ago by well-respected local builders Collier and Brain and is situated within the stone walls of a former estate house and as such occupies an exclusive, private setting. The spacious accommodation benefits from gas fired underfloor heating throughout as well as uPVC double glazing and includes three reception rooms plus a conservatory, a good size kitchen with space for a table and an adjoining utility room, four bedrooms, two ensuite shower rooms and a family bathroom. Sitting on a generous plot size there is an attached double garage, paved and lawned gardens as well as a very useful brick built garden outbuilding, with the potential to convert for ancillary use such as a studio or work from home office (subject to the necessary consents).

Entrance Hall
uPVC double glazed front door with frosted side glazed screens, power point, light, central heating thermostat, stairs to first floor, doors to:

Living Room 17'6" x 11'4" (5.34m x 3.45m)
UPVC double glazed window to front, telephone point, TV point, power points, lights, central heating thermostat, living flame effect gas fire with marble surround, glazed double doors to:

Dining Room 8'9" x 12'3" (2.67m x 3.74m)
Power points, light, central heating thermostat, uPVC double glazed double doors to rear, door to:

Kitchen/Breakfast Room 13'0" x 14'1" (3.95m x 4.28m)
Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, integrated fridge/freezer and integrated dishwasher, eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled floor, power points, light, door to under-stairs storage cupboard, door to conservatory and opening to:

Utility 5'1" x 8'8" (1.55m x 2.64m)
With worktop space, sink unit with single drainer, plumbing for washing machine, space for tumble dryer, tiled floor, power points, light, door to garage (see later).

Conservatory
Half brick and uPVC double glazed construction, tiled floor, power points, light, double door to garden.

From the entrance hall, doors to:

Study 8'5" x 8'8" (2.57m x 2.65m)
UPVC double glazed window to front, telephone points, power points, light, central heating thermostat.

WC
Wash hand basin, low-level WC, extractor fan, half height tiling, light.

Landing
Power points, light, central heating thermostat, access to roof space which is boarded with two Velux windows to the rear and having potential to be converted to additional living space (subject to the necessary consents required), door to linen cupboard with slatted shelving. Doors to:

Bedroom 1 11'5" x 12'10" (3.48m x 3.90m)
Two UPVC double glazed windows to front, power points, light, central heating thermostat, two double doors to fitted double wardrobe. Door to:

En-suite
With pedestal wash hand basin, tiled shower enclosure with electric shower over, low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

Bedroom 2 9'9" x 11'4" (2.97m x 3.46m)
UPVC double glazed window to front, power points, light, central heating thermostat, door to:

En-suite
With pedestal wash hand basin, tiled shower enclosure with electric shower over, low-level WC, extractor fan, uPVC frosted double glazed window to side.





Bedroom 3 10'5" x 10'1" (3.18m x 3.08m)

UPVC double glazed window to rear, power points, light, central heating thermostat.

Bedroom 4 10'8" x 8'2" (3.24m x 2.49m)

UPVC double glazed window to rear, power points, light, central heating thermostat, double doors to fitted double wardrobes.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, bidet, low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

Double Garage 17'5" x 18'0" (5.33m x 5.51m)

Attached double garage with rear personal door, power and light connected, electric up and over roller door, wall mounted gas boiler serving heating system and domestic hot water, door to:

Outside 14'10" x 9'8" (4.52m x 2.95m)

To the front of the property a block paved drive provides parking for multiple vehicles, with access to the front door as well as gated footpaths to either side of the property and in turn to the rear. The double garage 5.33m x 5.51m (17'5" x 18'0") is accessed via an electric roller door, with power and light points, wall mounted gas boiler serving heating system and domestic hot water, personal door to rear patio and internal door to house. The garden to the rear initially comprises a good size paved patio, with outside tap and outside light, which extends across the entire width of the rear of the property and is bordered by a brick wall, with timber storage shed to one side. Steps lead up to the level lawned garden with corner brick built terrace, with light and power available. Beyond the lawned garden a 5 bar wooden gate leads to the former fruit/vegetable garden, partially enclosed by the original stone wall and with access to the brick built outbuilding 4.54m x 2.96m (14'10" x 9'8") with double glazed windows to two sides, power and light connected and small storage shed attached to the rear.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band E, £3,070.47 (2025/26)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

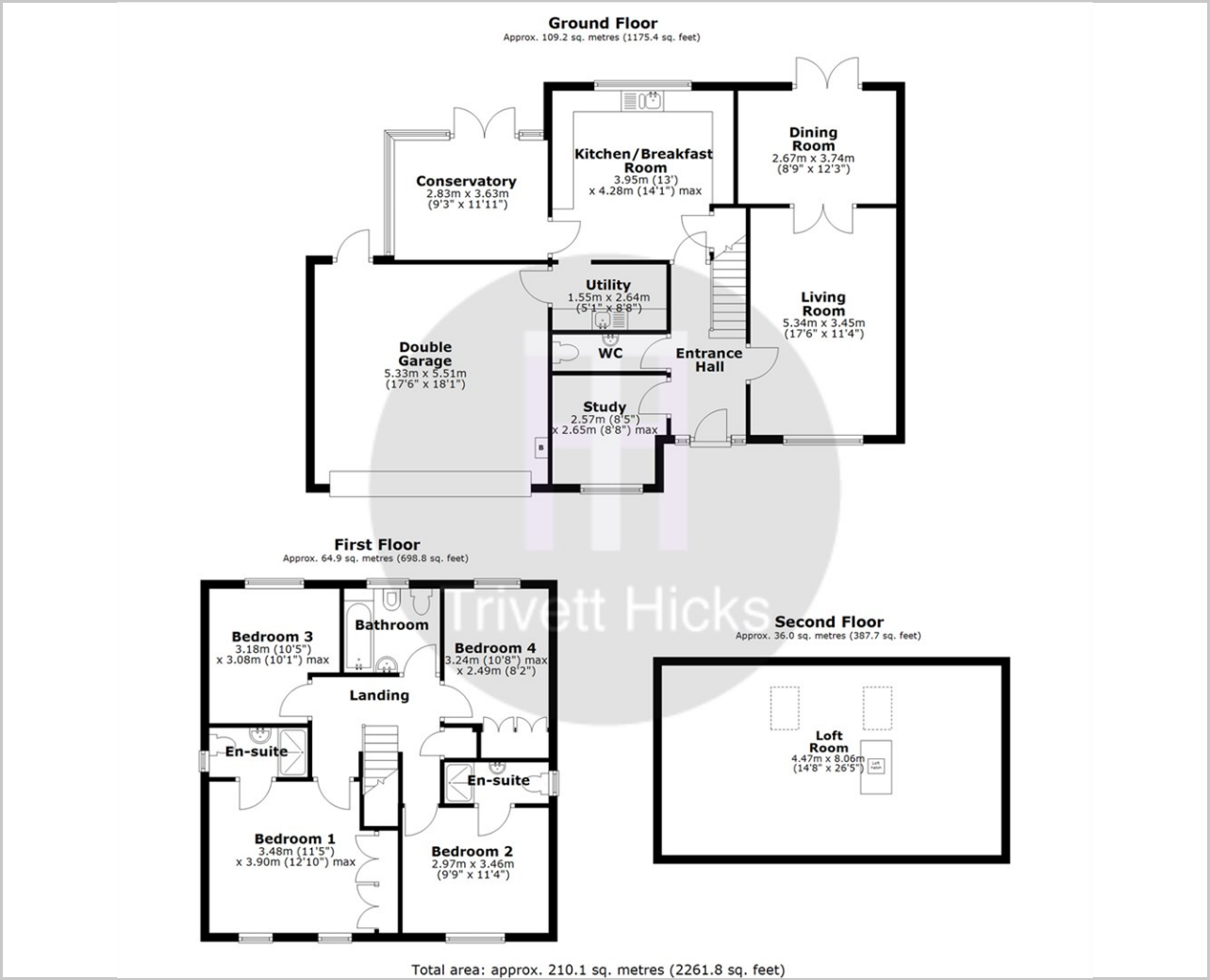
Freehold. The property benefits from access via a private drive, serving nine properties, for which there is a shared maintenance liability as and when repairs may be required. We understand that regular monthly payments are not required.

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



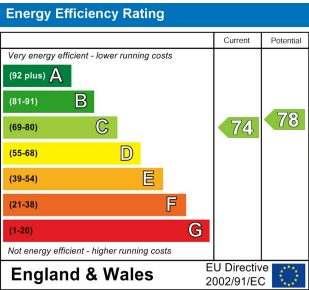
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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