

Sapphire Cottage Ross on Wye, Herefordshire



ROSCOE ROGERS KNIGHT

Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

Sapphire Cottage Herefordshire, Ross on Wye

Large Dormer style 3/4 bedroom detached property is tucked away in a sought-after village with countryside views. 17ft Sq kitchen/diner, 22ft lounge plus study/bedroom 4. Main bedroom with dressing room and ensuite. Good size landscaped gardens, ample parking and large garage. Superbly presented.

Offers in the region of £632,000 Freehold

Brick built under pitched concrete tiled roof with inset Upvc double glazed windows and doors, low maintenance Upvc fascias, soffits and guttering. Features include attractive internal panelled and glazed doors, moulded architraves and skirtings, coved ceilings and quality laminate flooring. LPG fired central heating servicing hot water and radiators throughout.

Approach to the property is via a composite, double glazed door with matching side panels.

ENTRANCE HALLWAY: 5.74m x 2.47m (18'10" x 8'1")

Staircase with square newel post, glazed balustrade, and polished stainless-steel handrail.

CLOAKROOM:

White suite comprising WC, vanity unit with inset square basin, tiled splash back.

LIVING ROOM: 5.18m x 6.89m (17'0" x 22'7")

Windows overlooking the front garden and driveway. French doors to back garden. Fireplace with wooden mantel, tiled hearth. Interconnecting doors to hallway and kitchen/diner.

KITCHEN/DINING ROOM: 5.29m x 5.16m (17'4" x 16'11")

Fitted along four sides with 'Silestone' work surfaces, inset sink and side drainer and four ring induction hob beneath contemporary stainless steel extractor fan. Set under cupboards with matching tall and wall units. Integrated "Neff" double oven, dishwasher and fridge/freezer. Windows to two elevations and French doors to patio.

UTILITY/LAUNDRY ROOM: 2.89m x 2.84m (9'6" x 9'4")

Fitted along two walls with 'Silestone' work surfaces inset "Franke" stainless steel sink and side drainer, matching splash back, set under and wall mounted cupboard. Space and plumbing for washing machine and tumble dryer and additional space for fridge/freezer. Built in cupboard housing wall mounted "Bosch" central boiler.

STUDY/BEDROOM 4: 3.12m x 3.03m (10'3" x 9'11")

Window overlooking front driveway and garden. TV point and phone socket.

From entrance hallway upstairs to:**FIRST FLOOR LANDING:**

Staircase with glazed balustrade and polished stainless-steel handrail, Velux window. built in under eaves airing cupboard.

BEDROOM 1: 5.13m x 3.93m (16'10" x 12'11")

Two dormer double glazed windows with floating transoms, views over rooftops towards countryside. TV aerial and phone socket. Door into:

DRESSING AREA: 1.58m x 5.17m (5'2" x 16'12")

Velux skylight. Bespoke fitted wardrobes with hanging space and shelving. Under eaves storage. Doors into:

EN-SUITE SHOWER ROOM:

White suite with concealed system WC. His and hers floating vanity units with inset rectangular basins, fully tiled shower cubicle with mixer valve and head on adjustable rail. Chrome finish towel rail.

BEDROOM 3: 4.66m into dormer x 5.58m average (15'3" x 18'4") x 3.02m (9'11")

Double glazed dormer window with countryside views. Two storage cupboards.

BEDROOM 2: 5.06m (into dormer) x 3.74m (16'7" x 12'3")

Velux window and double-glazed dormer window overlooking landscaped rear garden. Under eaves storage. TV aerial.

FAMILY BATHROOM:

Velux window. White suite comprising double ended panelled bath with shower head over, glazed shower screen. WC, vanity unit with inset hand basin. Chrome ladder style radiator. Ceramic tiling to all walls.

OUTSIDE:

Front garden - The property is approached via double opening five bar gates, key block drive allowing parking for at least three vehicles leading to: **DETACHED GARAGE: 5.06m x 4.80m** Brick construction on concrete base, electric up and over garage door, obscure glazed window to back, personnel door to side, power and lighting. Shaped lawned area with well stocked borders. Enclosed on all sides with a mix of close boarded timber fencing and hedges. Key block pathway to either side leading to back gardens. To the side there is a well thought out kitchen garden with raised beds including vegetable, decking area, potting and tool shed. Beech hedging and timber fencing to the side. Back garden - Accessed via the living room or kitchen onto a flagstone patio. Steps leading onto a shaped lawn with decking area beyond and enclosed on all sides by boarded timber fencing. Quality built summer house. There is power and water to the gardens.

SERVICES:

Mains electricity, water and drainage. LPG fired central heating system. Council Tax Band F. EPC Rating D.

DIRECTIONS:

Travelling on the A40 from Monmouth towards Ross on Wye, turn left upon reaching Whitchurch onto the B4164. Turn almost immediately right signposted Llangrove. Continue for almost two miles into Llangrove. A short distance after passing the church on the right hand side, take a left hand turning between two 'national speed limit' signs. Take the right hand fork and the property will be found a short distance along on the right hand side.

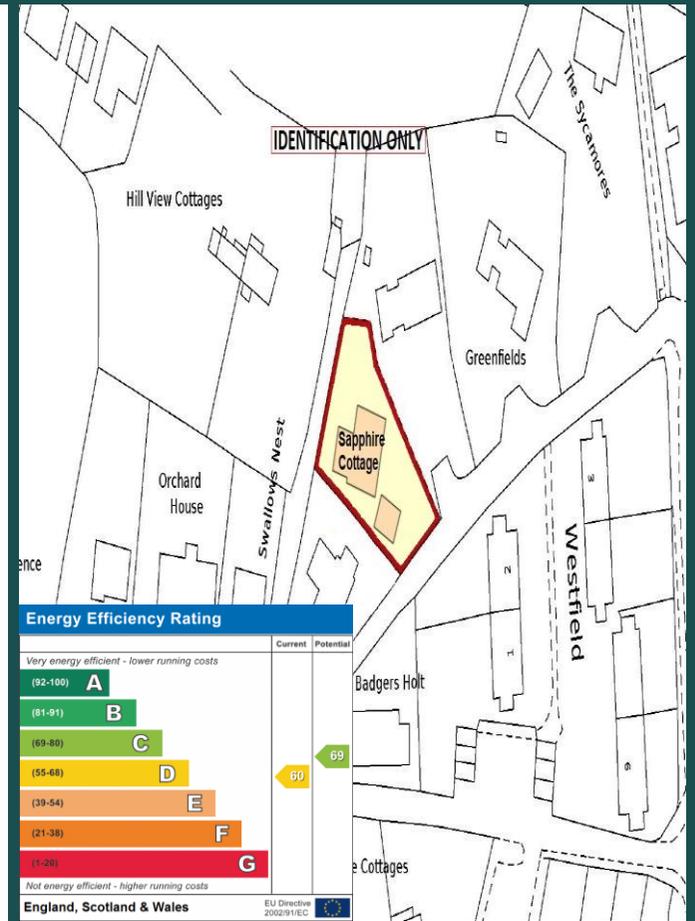
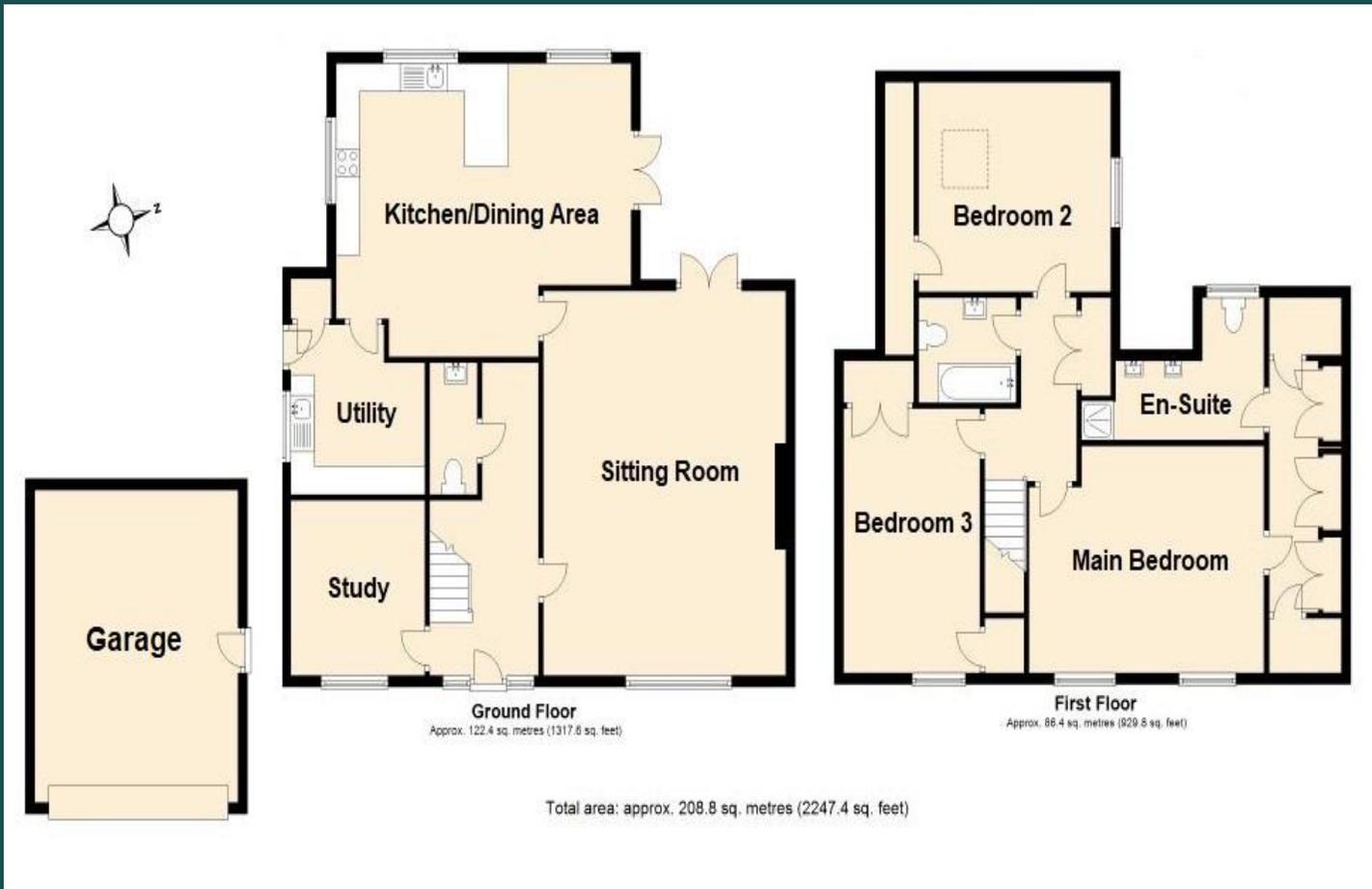
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk