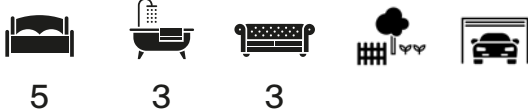


Hildersley, Ross-on-Wye, Herefordshire

A five bedroom period home located on the edge of the countryside, yet within walking distance of the market town Ross-on-Wye.

Description

Set back behind a semi-circular carriage driveway with two entrances and a pretty front garden, Hildersley Cottage is a charming period home located within easy reach of the market town of Ross-on-Wye together with its many amenities. Extending to 2,636 square feet over two floors, the property enjoys good proportions, is naturally very light and retains a number of period features. Arranged either side of a central reception hall, there are two large contrasting sitting rooms, one with a cosy and inviting atmosphere that focuses on an original brick fireplace and bread oven. The other drawing room, also with an original fireplace, stretches from the front of the house to the rear so is naturally very light. The dining room and a well-appointed kitchen are located towards the rear of the house with views to the rear and good access to the garden from which there are far-reaching views to the wooded hills to the south. A large utility room, cloakroom and study complete the ground floor accommodation. On the first floor, there are four double bedrooms, two of which have en-suite shower rooms, a single bedroom, and a large family bathroom.







Access on either side of the house leads to a level and well stocked garden including apple and damson trees. Mature trees and shrubs ensure great privacy but also create a number of secluded seating areas from which to enjoy the sunshine. A wooden five bar gate to the side of the house provides vehicular access to a tall single garage then, towards the very rear of the garden is a small fenced paddock. Council Tax Band G Currently £3624 pa NO ONWARD CHAIN. Services: Gas central heating. Mains electricity, water and drainage.

Location

Located close to the Herefordshire/Gloucestershire border, just north of the Royal Forest of Dean and within easy reach of the Wye Valley, Hildersley sits on the edge of the pretty riverside market town of Ross-on-Wye. The property is set back from the road behind a gated carriage driveway.

Well located for access to the wider motorway network via the M50, the major centres of Birmingham, Cardiff and Bristol are within 1 hour drive time whilst there are a comprehensive range of amenities in nearby Ross-on-Wye.

Distances

Monmouth 12 miles, Cheltenham 24 miles, Bristol 50 miles, Cardiff 50 miles, Birmingham 60 miles, Oxford 65 miles. Train stations at Gloucester 16 miles (London Paddington direct 1hr 50mins), Hereford 15 miles, and Ledbury 13 miles.

Property Information

Tenure Freehold

Guide Price £795,000

Services All mains services are connected to the property.

Local Authority & Council Tax Band Herefordshire Council 01432 260000

Tax Band G

EPC Rating E





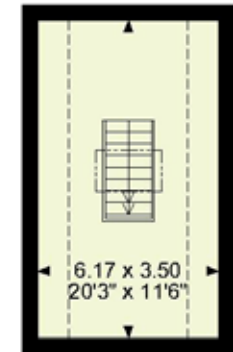
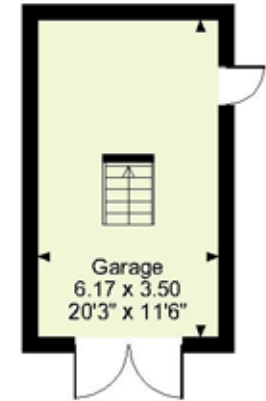
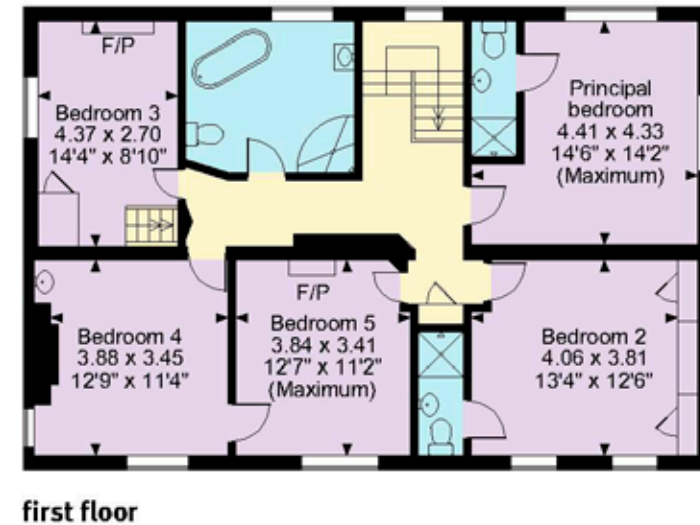
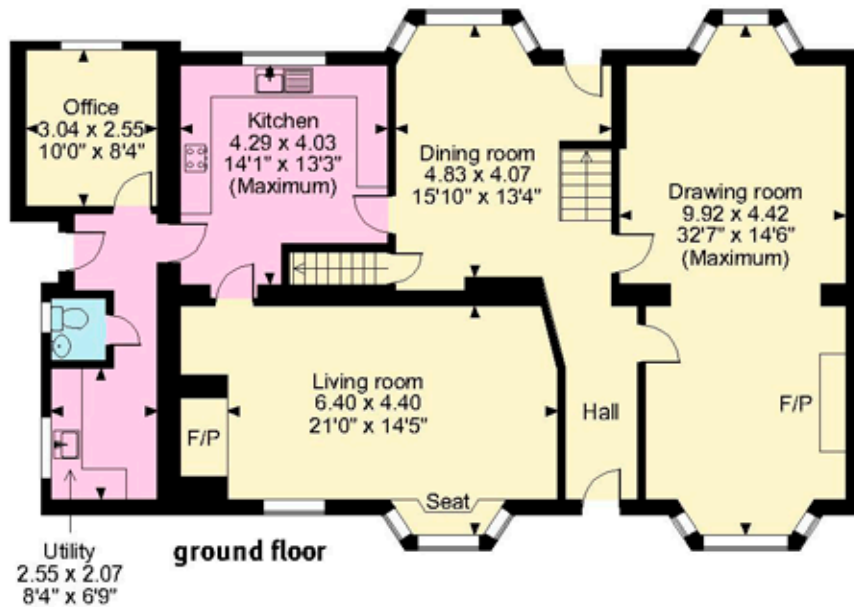
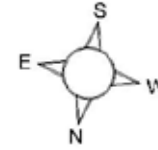
Approximate Gross Internal Floor Area

Main House: 245 sq.m / 2,636 sq.ft

Garage: 35 sq.m / 374 sq.ft

Total Area: 280 sq.m / 3,010 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



floor above garage

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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