

# Chancery View

Gorsley, Ross-on-Wye, Herefordshire



# An efficient and beautifully finished brand new village home with great natural light, a garage and a south facing garden.

miles (8 km) east of Ross-on-Wye, a historic market town. 15 miles (24 km) southwest of Gloucester, a major city in Gloucestershire. 15 miles (24 km) northwest of Cheltenham.  
(Distances and times are approximate)



## Summary of accommodation

### Main House

**Ground floor:** Hall | Sitting room | Dining/kitchen room | Drawing room/office | Utility room | WC

**First floor:** Principal bedroom with en suite shower room | Three further bedrooms, one with an en suite Family bathroom

### Outside

Garage



## Situation

(Distances and times are approximate)

Gorsley is a charming village located in the western part of England, near the border of Gloucestershire and Herefordshire. It lies within the civil parish of Linton in Herefordshire.



Gorsley is easily accessible via the M50 motorway, which runs nearby and connects it to larger towns and cities. Scenic Surroundings: The area is known for its picturesque countryside, rolling hills, and traditional English rural charm.



The village is near the Forest of Dean and the Wye Valley, both popular for outdoor activities like hiking, cycling, and canoeing.



Gorsley is a small community with local amenities such as a primary school, a church (Gorsley Chapel), and a few shops. Its community life often revolves around these institutions.



## Chancery View

Built as one of a pair of new homes with the benefit of a 10 year build warranty, Chancery View has been finished to a very high standard and blends modern luxury with rural charm. The unique features/details and spacious layout make it highly appealing for those seeking a countryside retreat with modern conveniences.

Summary of the key highlights:

**Spacious Setting:** The homes are uniquely positioned with large frontages, open fields to the back and side, and the potential for additional land purchase to extend the garden further.

**South-Facing Garden:** Ensures plenty of sunlight throughout the day, enhancing outdoor enjoyment.

**Landscaping Options:** Buyers can customise the garden and landscaping if they make a reservation early in the development process.

**Parking and Garage:** The driveway accommodates multiple vehicles, and the large single garage is fully insulated, with the potential to be converted into additional living subject to the necessary consents or building regulations. The garage is equipped with an electric remote-controlled door.

**Interior: Expansive Entrance and Living Areas:** The grand entrance leads into a stunning, bespoke kitchen-dining-family area featuring high-end quartz worktops, AEG integrated appliances, and a central island. A formal lounge with a feature fireplace and a separate study add to the space. **Utility and Laundry Room:** Conveniently located downstairs with an integral door to the insulated garage.



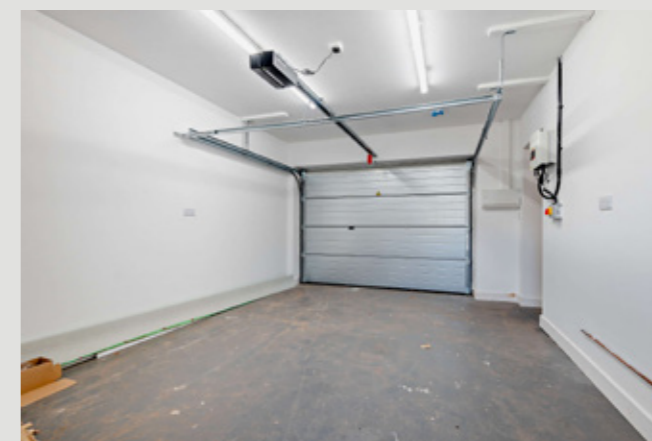
**Four Double Bedrooms:** All are generously sized, with breathtaking rural views from the rear-facing rooms. Two bedrooms have en-suite shower rooms, while the others are served by a luxurious family bathroom.

**Special Features: High 'B' EPC Rating:** Reflects the property's energy efficiency, boosted by features like an air source heat pump and a photovoltaic (PV) generation system.

**Luxury Details:** Slate window sills, stone window heads, and integrated window blinds add to the high-end appeal.

**Smart and Eco-Friendly:**

Full WiFi connectivity in every room, electric car charging point, and underfloor heating downstairs that is zone-operated. **Quality Finishes:** Quartz kitchen worktops, Quooker taps, and high-spec fixtures and fittings throughout. This home offers a rare combination of luxury, sustainability, and rural charm, making it ideal for anyone looking for a spacious, modern home in a serene village setting.



## Property Information

**Tenure:** Freehold.

**Local Authority:** Herefordshire Council

**Council Tax:** Unknown

**EPC:** B

**Postcode:** HR9 7SH

**Services:** Mains water and electricity. Air source heat pump. Shared waste treatment plant.

**Agents Note:** The internal photographs have been dressed with furniture for illustrative purposes using AI.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

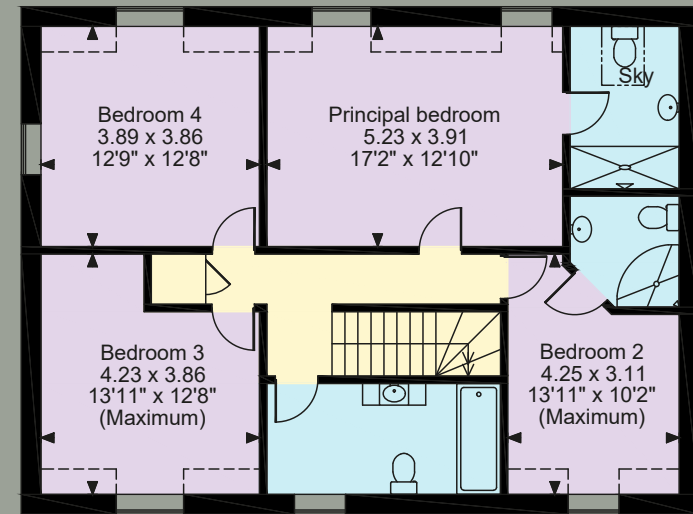
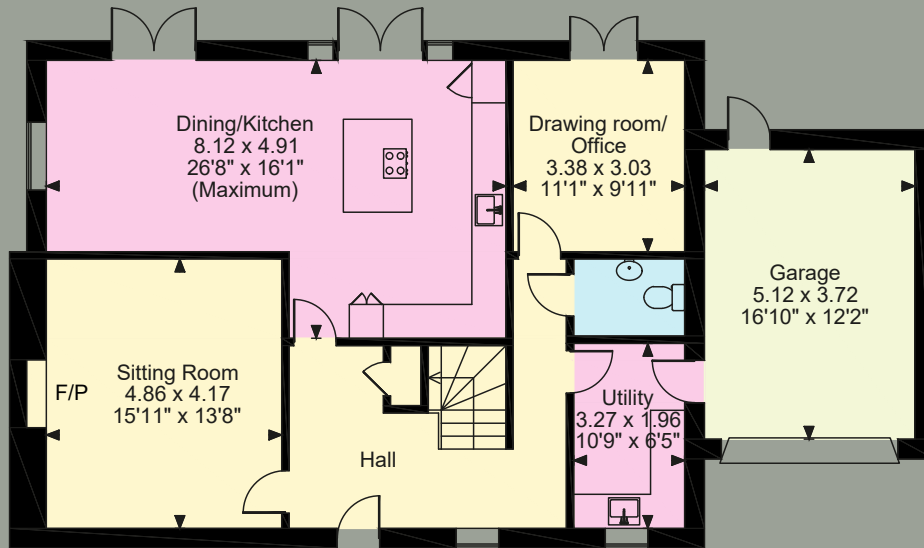
Main House: 180 sq.m / 1,937 sq.ft

Garage: 19 sq.m / 205 sq.ft

Total Area: 199 sq m / 2,142 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.



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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 December 2024. Photographs and videos dated November 2024.

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