

FOR  
SALE



6 Ariconium Place, Weston under Penyard, Ross-on-Wye, Herefordshire HR9 7HF

£440,000 - Freehold

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## PROPERTY SUMMARY

Located in the sought-after village of Weston under Penyard, just a short distance from the market town of Ross-on-Wye, this beautifully presented modern four-bedroom detached home offers excellent family accommodation.

The property is immaculately maintained throughout and features a welcoming entrance hall leading to a spacious kitchen/dining room, generous living room, a versatile snug or home office, and a downstairs W/C. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, as well as a stylish family bathroom. Outside, the home benefits from a detached single garage, off-road parking, and a fully enclosed rear garden. Additional features include underfloor heating on the ground floor, radiators on the first floor, and double glazing throughout. Early viewing is highly recommended.

Weston under Penyard is a vibrant village with a 17th-century pub, village hall, large recreation ground, and a Church of England primary school rated "Good" by Ofsted. The area enjoys excellent transport links to the M50, M5, and M4, while Ross-on-Wye, just 3 miles away, offers a wide range of amenities. The city of Hereford is approximately 17 miles to the north.

## POINTS OF INTEREST

- *Modern detached house*
- *Four bedrooms, one en-suite*
- *Garage, driveway & gardens*
- *Well presented throughout*
- *Ideal family home*
- *Popular village location*



## ROOM DESCRIPTIONS

### Ground floor

With oak framed timber porch and entrance door leading into

### Entrance hallway

A spacious entrance hall with tiled floor, carpeted stairs leading up with useful under stair storage cupboard, two ceiling light points and doors to

### Snug/office

With fitted carpet, double glazed window to the front aspect, ceiling light point, wall mounted fuse box and under floor heating thermostat.

### Kitchen/dining room

Kitchen area fitted with high gloss white wall and base units, ample work surface space over with tiled splash back, integrated appliances to include dishwasher, fridge/freezer, 4 ring gas hob, electric oven and grill, stainless steel 1 1/2 bowl sink and drainer unit, double glazed window overlooking the rear garden, recess spotlights, ample space for dining and living with contemporary panelling to the walls, double glazed window to the front aspect, central heating thermostat, door out to the back garden and ceiling light point.

### Living room

A fantastic light and airy lounge with fitted carpet, under floor heating thermostatic two ceiling light points, large bay window with double glazed windows with fitted blinds and french doors leading out to the rear patio.

### Boot room/ closet

With space for coats and shoes, tiled floor, ceiling light point, thermostat and door into

### Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, recess spotlights, tiled floor, double glazed window and extractor.

### First floor landing

With fitted carpet, two ceiling light points, radiator, airing cupboard housing the hot water cylinder and doors to

### Bedroom 1 with en-suite

Double bedroom with fitted carpet, panelling, radiator, heating thermostat for the first floor, large double built in wardrobe, ceiling light point, double glazed window to the front aspect with fantastic countryside views and door into the

En-suite shower room

With large fitted shower cubicle with bi-folding door, low flush w/c, wash hand basin, part tiled surround, heated towel rail, double glazed window, recess spotlights and tiled floor.

### Bedroom 2

Double bedroom with fitted carpet, radiator, double glazed window to the front aspect with beautiful countryside views and large double built in wardrobe.

### Bedroom 3

Double bedroom with fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and double built in wardrobe.

### Bedroom 4

Large single bedroom with fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear garden.

### Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over, low flush w/c, pedestal wash hand basin, tiled floor and part tiled surround, heated towel rail, double glazed window and recess spotlights.

### Outside

To the rear there is a paved patio area with path leading to the garage and to the side access gate. The remainder of the garden is laid to lawn, enclosed by fencing with 4 trees planted along the rear fence.

The side access gate leads to a tandem driveway with access to the garage and rear garden.

### Directions

From Ross-on-Wye, follow the A40 towards Gloucester. Upon entering Weston under Penyard, reach the roundabout near the Weston Cross Inn and take the second exit to stay on the A40. After approximately 200 metres, turn right onto Ariconium Place.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band E - £2,993 for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

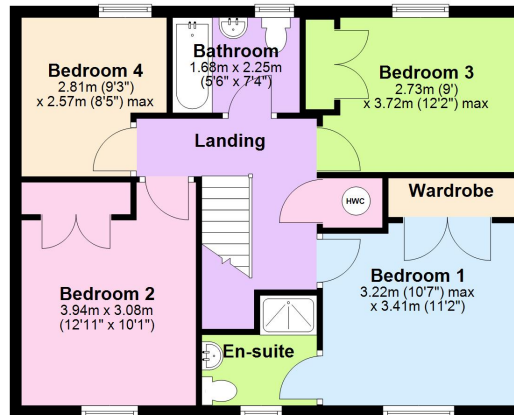
### Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



### First Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 121.1 sq. metres (1303.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(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, Scotland & Wales		
		EU Directive 2002/91/EC