

FOR  
SALE



2 The Vines Upton Bishop, Ross-on-Wye, Herefordshire HR9 7YD

£745,000 - Freehold

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## PROPERTY SUMMARY

A newly constructed detached house in a sought-after rural location with 4 good-size bedrooms, 2 en-suite, underfloor air source central heating, solar panels, good-size garage, excellent parking and a large garden.

## POINTS OF INTEREST

- *Newly constructed detached house*
- *Exclusive development*
- *Village location*
- *Highly energy efficient*
- *Large garage*
- *Good sized garden*
- *Viewing advised*
- *4 bedrooms (2 en-suites)*



## ROOM DESCRIPTIONS

### Canopy porch

Door to

### Reception hall

Tiled floor, understairs store cupboard, window to side, further large store cupboard.

### Cloakroom

Wash hand basin with cupboard under, WC, extractor fan, window, cupboard housing the hot water cylinder and control.

### Lounge

Windows to front and side, bi-fold doors to rear.

### Study (tbc)

Tiled floor, window to rear.

### Kitchen/Dining room

Superbly fitted with range of contemporary-style base and wall mounted units with granite worktops and splashbacks, double Belfast sink unit with mixer tap, built-in appliances including electric oven and grill, microwave, 5-ring induction (tbc) hob, extractor, fridge/freezer, dishwasher, wine cooler, tiled floor, downlighters, smoke alarm, windows and bi-fold doors to rear garden.

### Utility room

Fitted units with granite worksurfaces and splashbacks, integrated porcelain sink, built-in washing machine, tiled floor, window to front, extractor fan, side entrance door.

### A staircase with glazed balustrade leads from the reception hall to the First Floor

### Landing

Downlighters, hatch to roof space, airing cupboard.

### Bedroom 1

2 built-in double wardrobes, large window with lovely outlook to rear, en-suite shower room with tiled walls, large shower cubicle with mains overhead and handheld fittings, wash hand basin with cupboards under, WC, ladder-style radiator, wall mounted sensor touch mirror, extractor, window to front.

### Bedroom 2

2 built-in double wardrobes, window to rear, en-suite shower room with tiled walls, large shower cubicle with mains overhead and handheld fittings, wash hand basin with cupboards under, WC, ladder-style radiator, wall mounted sensor touch mirror, extractor, window to front.

### Bedroom 3

Built-in wardrobe, window to front.

### Bedroom 4

Window to rear.

### Large Bathroom

Tiled walls, bath with mixer tap/shower attachment, shower cubicle with mains overhead and handheld fittings, wash hand basin with cupboard under, WC, extractor fan, downlighters, wall mounted sensor touch mirror, window to front.

### Outside

Approached via stone pillars with ducting in preparation for electric gates (to be installed by purchaser if required), there is a large brick-paved parking and turning area with landscaped front garden, lawned with boundary hedging and a further flagstone patio.

There is side access to the large rear garden, on two levels with brick retaining wall, mainly lawned with large patio, outside light and water tap. The garden backs onto open pastureland.

### Large detached garage

Electric up-and-over door, light, power, side entrance door. The property has an Electric car charging point and solar panels.

### Services

Mains electricity and water are connected. Private drainage system. Air source underfloor central heating.

### Outgoings

Council tax band - to be assessed.

Water - metered supply.

### Agent's notes

1. The property is Architect Certified.

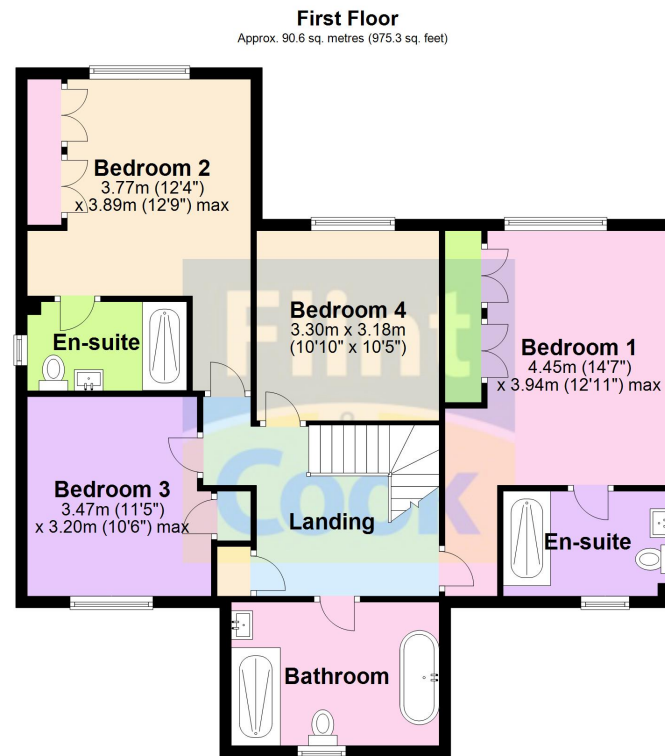
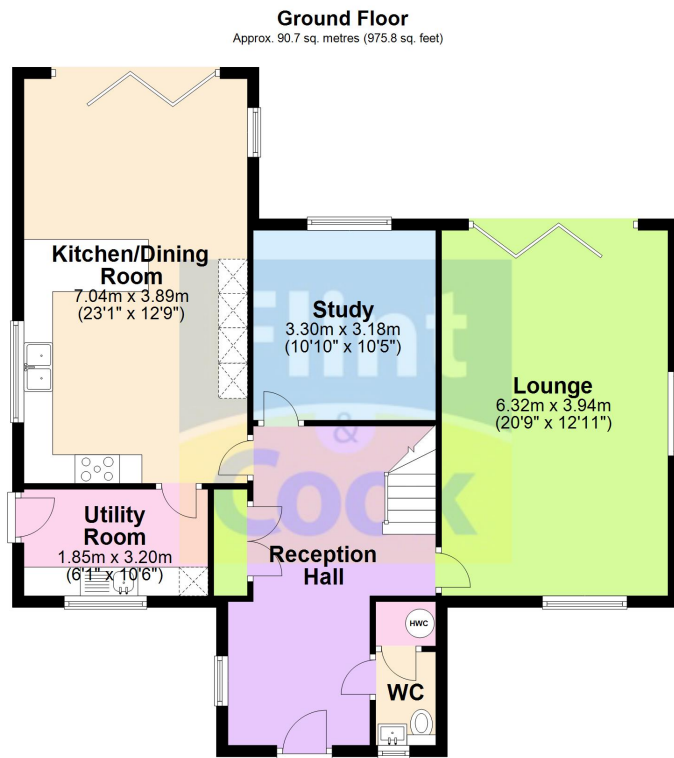
2. A reservation fee of £2000 payable on acceptance of an offer, 50% of which will be retained by the vendor, towards legal fees, in the result of a buyer not proceeding.

### Money laundering regulations

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

### Directions

What3words: [///survey.urban.confining](https://www.what3words.com/survey.urban.confining)



Total area: approx. 181.3 sq. metres (1951.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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