

Knapp House

Aston Ingham, Ross-On-Wye HR9 7LS

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ESTATE AGENTS | EST 1985

Knapp House

Aston Ingham, Ross-On-Wye HR9 7LS

Guide Price £599,950

Built in 1999 in a GEORGIAN STYLE is this IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED HOUSE, having MASTER with EN-SUITE, WRAP AROUND SOUTH FACING GARDENS, DETACHED DOUBLE GARAGE, SOLAR PANELS with FEED IN TARIFF, NEW DOUBLE GLAZED WINDOWS THROUGHOUT with NEW FRENCH DOORS, situated in a VILLAGE LOCATION.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, eateries, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



The property is accessed via a lovely feature solid wooden door with stained glass window into:

ENTRANCE HALL
11'10 x 11'8 (3.61m x 3.56m)
Solid wooden flooring, lovely stairs to the first floor, radiator, power points, coving, under stairs storage cupboard, door through to:

LOUNGE
19'7 x 12'0 (5.97m x 3.66m)
Lovely feature fireplace with inset log burning stove with brick surround, slate hearth and solid timber mantle, radiator, power points, television point, coving, front aspect UPVC double glazed sash window, rear aspect UPVC double glazed French doors to the rear. Door through to:

STUDY / OFFICE AREA
11'10 x 9'7 (3.61m x 2.92m)
Power points, coving, radiator, UPVC double glazed French doors out to the patio and rear garden. Door through to:

KITCHEN
14'0 x 13'11 (4.27m x 4.24m)
A range of base, wall and drawer units with under cabinet lighting, marble effect composite worktops, double oven, four ring electric hob, one and a half bowl single drainer sink unit, space for fridge, Firebird oil-fired boiler, part tiled walls, tiled flooring, inset ceiling spotlights, coving, rear aspect window, double doors through to:

DINING ROOM
12'5 x 11'11 (3.78m x 3.63m)
Radiator, power points, coving, television point, front aspect double glazed sash window. Door through to:

UTILITY
8'2 x 7'1 (2.49m x 2.16m)
Range of base, wall and drawer units, rolled edge worktops, single bowl, single drainer stainless steel sink unit with mixer tap above, appliance points, power points, part tiled walls, space for washing machine and tumble dryer, side aspect double glazed window, rear aspect wooden stable door leading to the garden. Door to:

CLOAKROOM
Low-level WC, pedestal wash hand basin with tiled splashback, radiator, side aspect window.













FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
15'5 x 11'8 (4.70m x 3.56m)
Open galleried landing, radiator, power points, coving, access to loft space, door to airing cupboard with hot water tank, front aspect sash window with private outlook.

BEDROOM 1
17'3 x 12'2 (inc en-suite) (5.26m x 3.71m (inc en-suite))
Radiator, power points, coving, television point, built-in wardrobes, rear aspect window with private outlook. Door to:

EN-SUITE
Tiled flooring, sliding door giving access in to walk-in shower unit, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, side aspect window.

BEDROOM 2
12'1 x 10'1 (3.68m x 3.07m)
Radiator, power points, coving, rear aspect window with a private outlook.

BEDROOM 3
12'2 x 9'3 (3.71m x 2.82m)
Radiator, power points, coving, front aspect window with outlook onto open farmland.

BEDROOM 4
12'1 x 9'1 (3.68m x 2.77m)
Radiator, power points, coving, front aspect sash window with private outlook.

BATHROOM
White suite comprising of panelled bath, pedestal wash hand basin, low-level WC, part tiled walls, rear aspect window with a private outlook.

OUTSIDE
To the front of the property, double wooden gates give access onto a gravelled driveway with off road parking for numerous vehicles. The driveway leads to a:

DETACHED DOUBLE GARAGE
18'5 x 15'3 (5.61m x 4.65m)
Accessed via two electric doors, power and lighting, storage in the roof above, side aspect personal door leading to the garden and a side aspect window.

The front garden has mature shrubs, bushes and trees. To the side of the garage, there is a storage area which houses the oil tank. Gated access on either side of the property leads round to the rear gardens.

The lovely, landscaped rear gardens, which are south facing, offer a stone patio path which leads round to a side and rear lawned area. There are various mature shrubs and planting and the garden is enclosed by brick and stone walling creating the feel of a walled garden. There is a lovely pond area, with stepping stones over, to a raised patio seating area. The gardens wrap around the house which sits very centrally in its plot. There is an area to the side of the garden which has raised flower beds, wooden garden shed and compost bins. At the rear of the garden, there is gated access with steps up out to a further small garden area which currently has a grape vine hedged and fenced boundary and somewhere for the washing line.

SERVICES
Mains water and electric, private drainage system (pumped into the main system), oil fired heating, solar panels.

AGENT'S NOTE
The property has its own solar panels which bring in approximately £1,200 pa on a feed in tariff.

There is a maintenance charge for the drainage system of approximately £380 pa (2024/2025) which is shared by two properties.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water.

LOCAL AUTHORITY
Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.









VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, turn left at the traffic lights onto the Ross Road on the B4221 towards Ross on Wye, passing through the village of Kilcot, turning left signposted for Aston Ingham on the B4222. Proceed down and into the village of Aston Ingham, following the bend round to the right hand side, where the property can be found on the left hand side shortly before Aston Ingham hall.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

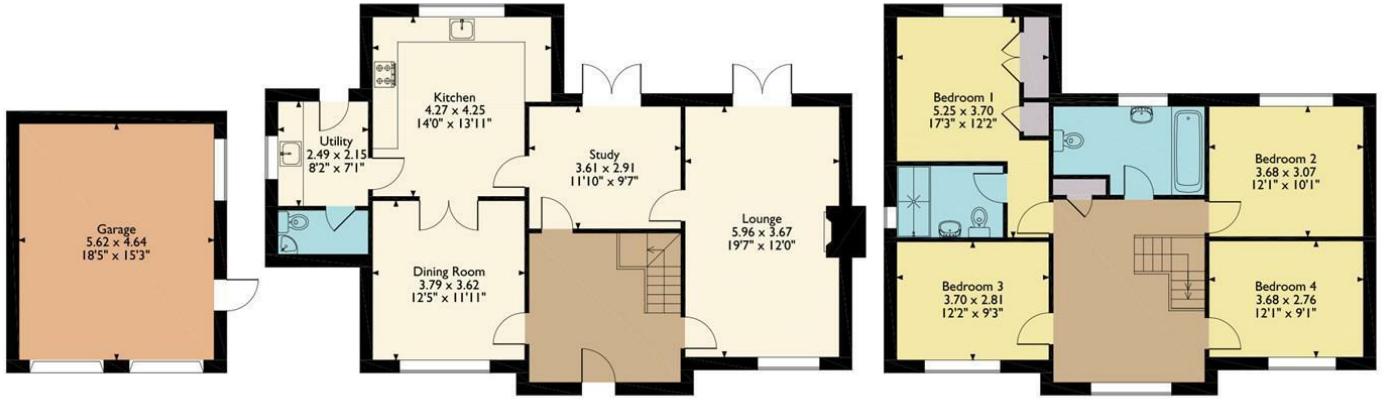
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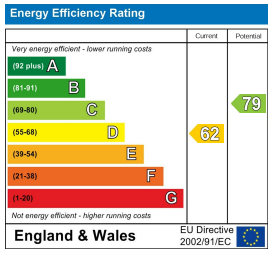


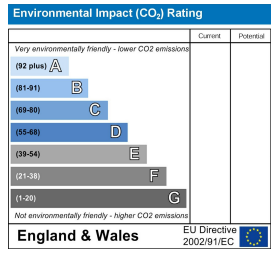
Knapp House, Aston Ingham, Ross-on-Wye
Approximate Gross Internal Area
Main House = 162 Sq M/1744 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 188 Sq M/2024 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

