



Bramble Cottage

Deepdean, Ross-On-Wye, Herefordshire, HR9 5SQ

BRAMBLE COTTAGE

Attractive Detached Three Bedroom Cottage, Set in Just Over One Acre of Mature Landscaped Gardens and Grounds. Two Reception Rooms & Large Kitchen/Breakfast Room. Detached Garage, & Private Parking. Situated in the Wye Valley on a Small Country Lane within the Rural Hamlet of Deepdean close to Ross On Wye.

Guide Price £600,000

THE PROPERTY

- Spacious and Light Triple Aspect Farmhouse Style Kitchen/Breakfast Room with French Doors to Terrace & Flagstone Floor with Underfloor Heating. Fully Fitted Units with Oak Worktops, Butler's Sink & Rangemaster Cooker.
- Double Aspect Sitting Room with Woodburner
- Double Aspect Family Room
- Small Study with Back Door
- Utility Room and Downstairs Toilet
- Light and Spacious Main Bedroom with Ensuite Shower Room & Large Built in Wardrobes
- Two Further Bedrooms each with Built in Wardrobes
- Large Family Bathroom with Separate Shower

THE OUTSIDE

- One Acre of South West Facing Garden with Herbacious Border, Lawns and Variety of Mature Trees
- Terracing and Hot Tub (separate negotiation)
- Garage with Pedestrian Door, Lights & Electric
- Attractive Shepherd's Hut Fully Insulated. Functioning as a Home Office with Lights, Electric, Phone Line & Broadband (available by separate negotiation)
- Garden Sheds
- Plenty of Private Parking

THE SITUATION

- Quiet Rural Location within the Rural Hamlet of Deepdean
- 2.5 Miles to Walford with Primary School and Local Amenities
- 3.5 Miles to Ross on Wye with Shops, Schools and Local Amenities
- 5 Miles to M50 Junction 3



PRACTICALITIES

- Council Tax Band D – Herefordshire Council
- Double Glazing Throughout
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Full Fibre Broadband is Available

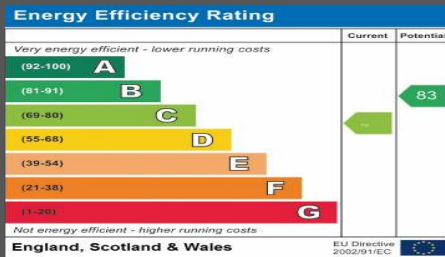
DIRECTIONS

What3Words: care.nuns.yesterday

HR9 5SQ – From Ross on Wye take the B4234 towards Coleford & Walford. After approx 1.5 miles turn left signed to Howle Hill. After approx 0.25 miles fork right to Deepdean. Continue for approx 0.5 miles and the driveway to the property is on the right, opposite the water pumping building. Turn right up the drive and immediately right into the driveway for Bramble Cottage.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

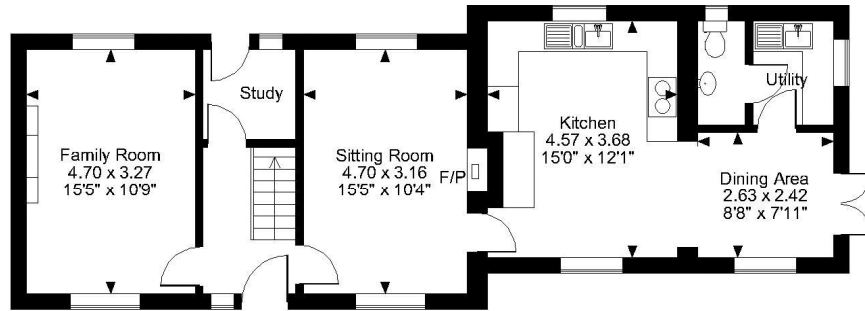
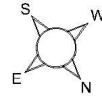



COUNTRY
&
CLASSIC

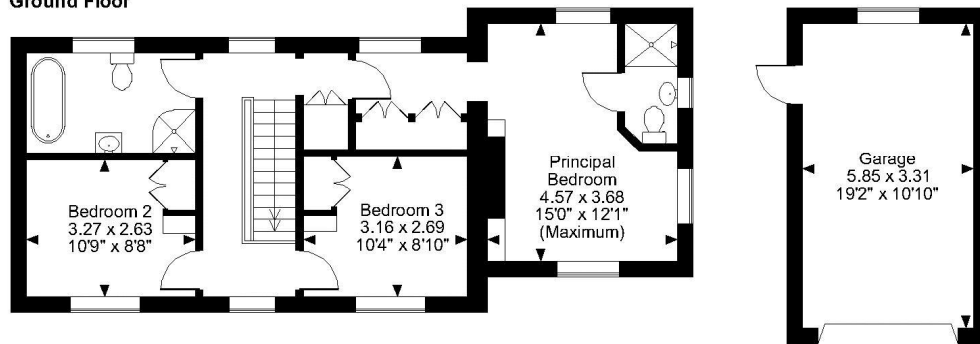
Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



Bramble Cottage, Deepdean, Ross-on-Wye
Approximate Gross Internal Area
Main House = 1390 Sq Ft/129 Sq M
Garage = 208 Sq Ft/19 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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