



## OAKLEIGH

SELLACK | ROSS-ON-WYE | HEREFORDSHIRE



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A SUPERB OPPORTUNITY TO ACQUIRE AN ATTRACTIVE, DOUBLE FRONTED PERIOD FAMILY HOME OFFERING GENEROUS ACCOMODATION SET IN AN AREA OF OUTSTANDING NATURAL BEAUTY. THE PROPERTY WOULD BENEFIT FROM SOME UPDATING AND ENJOYS WONDERFUL VIEWS OF MAY HILL AND THE SURROUNDING COUNTRYSIDE.

- Detached double fronted period family home •
  - Four bedrooms and two bathrooms •
- Generous plot of approximately a third of an acre •
  - Double garage •
  - In need of updating throughout •
  - Less than a mile to The Loughpool public house •
- Wonderful views of May Hill and the surrounding countryside •
  - Offered with no onward chain •

### DISTANCES FROM OAKLEIGH

Ross-on-Wye 3.7 miles • Hereford 10.9 miles • Newent 12.3 miles

Monmouth 12.9 miles • Gloucester 21.8 miles • Chepstow 26.7 miles

Bristol 76.3 miles • London 135.4 miles

Hereford Train Station 11.4 miles • Gloucester Train Station 21.8 miles

Cardiff Airport 63.2 miles • Bristol Airport 64.7 miles • Birmingham Airport 70.3 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Sellack is a village and rural parish in the English county of Herefordshire boasting a village hall, St Tysilio's 12th-century church and The Loughpool, a well revered Public House. Approximately 2.5 miles distance is Pengethley Farm Shop, Garden Centre and Peterstow general store with Post Office.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and leisure activities. Ross-on-Wye is as its name suggests, located on the edge of the River Wye and is regarded as being a superb place to live and also an ideal holiday centre to explore the Wye Valley, Herefordshire, Gloucestershire, Monmouthshire and the industrial legacy of the Forest of Dean with its woods and hills, its towns and villages are all within striking distance of the town. For the commuter, access can be gained to the M50 motorway (junction 3) and with the M5 motorway, linking up the Midlands, and the North, Wales and the South. The dual carriageway leads to Wales and Bristol via M4 and M48.

Sporting and leisure facilities within the area include several golf clubs, various forms of shooting, fishing and a dry ski slope on the outskirts of Gloucester.

## THE PROPERTY

Oakleigh is likely to date back to Victorian times as it has an abundance of period features to include picture rails, ornate fireplaces and bay windows. The entrance hall leads to two reception rooms which have all the above period features. They are versatile rooms but are currently utilised as a sitting room and dining room.

The kitchen / breakfast room has a range of base and wall units with space for a cooker and a small dishwasher. Underneath the kitchen window is a stainless steel sink and drainer unit. There are pleasant views across the garden from here. Within the kitchen is a Worcester boiler and an oil-fired Aga. In the centre of the kitchen is space for a breakfast table.

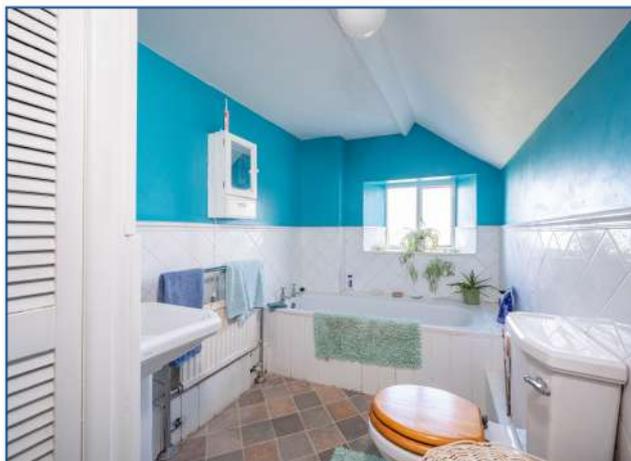
To the rear of the kitchen is a utility area with space for a washing machine and an American style fridge freezer. There is also a useful pantry. A door from here opens into a garden room.

The garden room has exposed stone walls, an abundance of glazing allowing light to flood in and French doors opening out to the garden.

A shower room can be found on the ground floor next to a study area and staircase leading up to the first floor. The shower room is modern and has a white suite including a shower cubicle, w.c and wash hand basin. A large Velux window on the ceiling provides light and ventilation.

Upstairs there are four bedrooms and a family bathroom. Each of the bedrooms has a wonderful view with many of the windows offering an outstanding view of May Hill and the fields and countryside leading to the town of Ross-On-Wye.

The family bathroom has a white suite including a bath, pedestal wash hand basin and w.c. There is also a spacious airing cupboard.



## OUTSIDE

Oakleigh can be found opposite Sellack Village Hall. At the front aspect is a pretty garden and pathway leading up to the front door. To the rear are further established flower borders and a level lawn.

There is a five bar gate at the front of the property accessed just off of the main entrance. This leads past the property and on to a double garage and further parking area.

## KEY INFORMATION

**Agents Note:** The detached barn to the western boundary is not included in the sale.

**Services:** Mains electricity, mains water, oil fired central heating and private drainage.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Local Authority:** Herefordshire County Council. Telephone 01432 26000

**Council Tax Band:** F

**Tenure:** Freehold

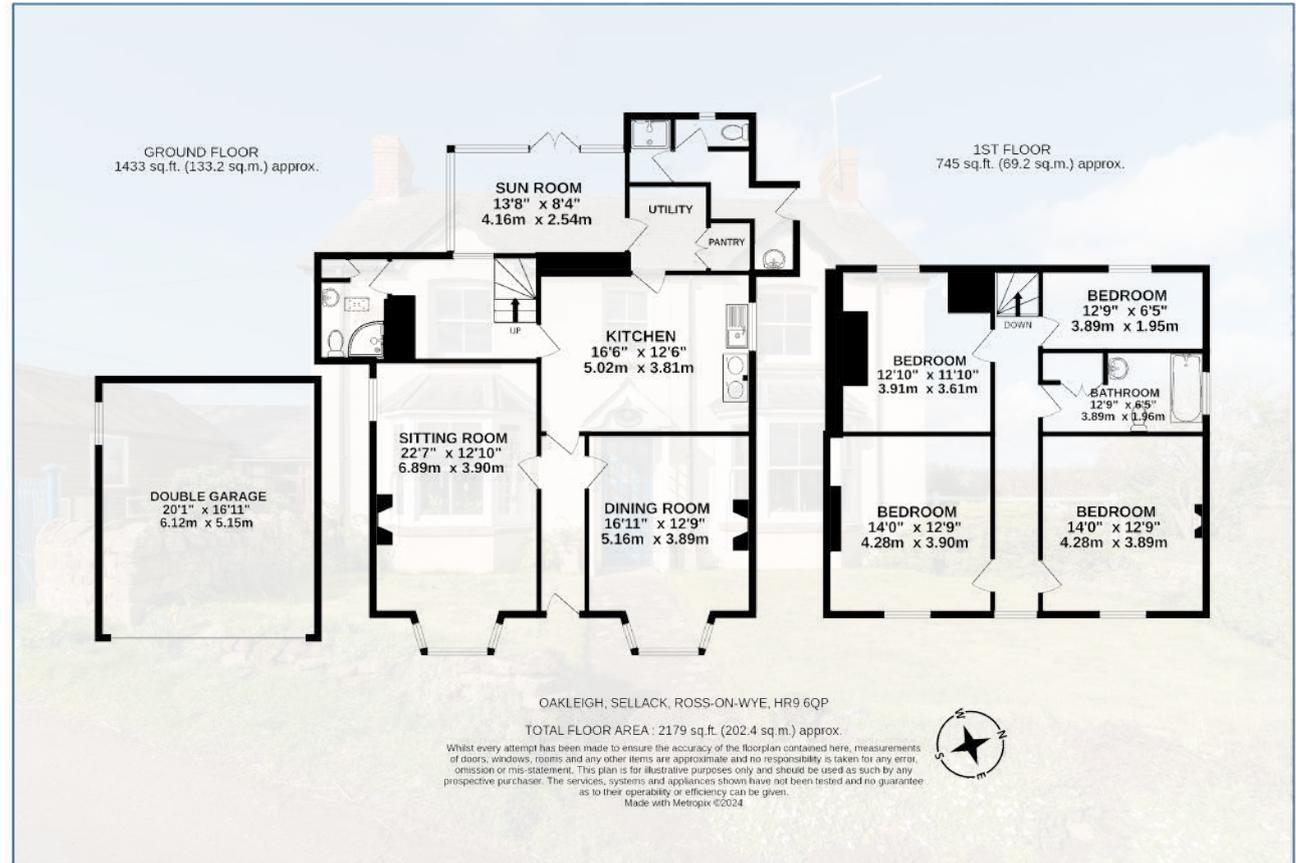
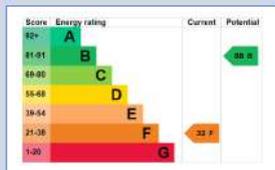
**Sale Method:** The property is offered for sale by Private Treaty.

**Directions:** From Wilton roundabout Ross-On-Wye exit on the A49 towards Hereford. Continue until you reach a turning right to Sellack. Stay on this road until you reach a war memorial on the crossroads just past the telephone box. Turn right and Oakleigh will be found immediately on your left.

**Viewings:** Strictly by appointment with Powells – 01600 714140

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## ENERGY PERFORMANCE CERTIFICATE



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