



FIELDS PLACE
Madley

Fields Place

Madley

Herefordshire

HR2 9JG

Occupying an outstanding rural location, on a quiet country lane, a very spacious and versatile country house offering six-bedroom accommodation, all set in mature gardens which extend to approximately 1.2 acres.

Guide Price £695,000

Situation and Description

Fields Place forms part of a small cluster of properties, tucked away on a quiet country lane, some 7 miles to the west of the cathedral city of Hereford. Local services are available at the thriving village of Madley (1.5 miles) which include a primary school, shop, hairdresser, pubs and church, together with the nearby villages of Kingstone and Clehonger. There is a community centre at Bridge Sollars only 1.5 miles away, giving easy access over the bridge to the ever popular Oakchurch Farmshop at Staunton on Wye and the north of the county. To the east lies the cathedral city of Hereford which offers an extensive range of shopping and leisure facilities together with road and rail links to other parts of the country.

This interesting house offers a mix of contrasting styles with early origins and later additions. It enjoys a wonderful outlook to the rear over the lawn to a Ha Ha and the view over the river Wye to the countryside beyond. It benefits from a combination of central heating as well as open fireplaces in many of the rooms. Two large bay windows on both the first and ground floor, create a lovely feature. The property has been in the same ownership for almost 40 years and in our view it offers an outstanding opportunity for the discerning buyer.

Initially approached from the village lane, via an in-out driveway, the front door, under a long verandah, leads into an impressive dining hall with a wealth of character including exposed timbers, corner fireplace with a wood burning stove and access to the cellar with original wine bins. An attractive staircase leads from the hall to the first floor. The sitting room is very attractive with the large bay window and French door to the terrace allowing plenty of light. There is a Georgian style fireplace and a door through to a second hallway with double French doors to the front and a further door through to a Georgian style drawing room with glass door to walk-in storage, open fireplace with marble surround, shuttered windows and secondary staircase to the first floor. At the other end of the house, next to the entrance hall, is a large farmhouse style kitchen/breakfast room which forms the main hub of the house, with plenty of worksurfaces, a quarry tiled floor, twin sinks, oil fired Aga and an antique fitted dresser. This is supported by a rear hallway with access to the terrace and which houses the oil fired central heating boiler and door to the original walk-in salt room/pantry, utility, a cloakroom and a very useful workshop with access to outside as well as Bedroom 6 above.

On the first floor there are six bedrooms, which include three large double bedrooms, many with wonderful views over open countryside and period fireplaces. The master bedroom is adjoined by a large en-suite bathroom and there is a separate family bathroom at the far end. The accommodation would be ideally suited for a growing family, in our view.

Externally, to the front of the property, there is an attractive half circular in-out driveway with a central lawn and well stocked floral and shrub borders. To the rear is an extensive paved terrace with b-b-q and a large lawn which sweeps away from the house to an original Ha Ha enjoying lovely views over the Wye Valley. There are a number of mature trees including Sycamore, Horse Chestnut, Norway Spruce and Yew. Adjacent is a sizeable orchard with mature fruit trees which has also been used as a vegetable garden. The grounds in total extend to approximately 1.22 of an acre.

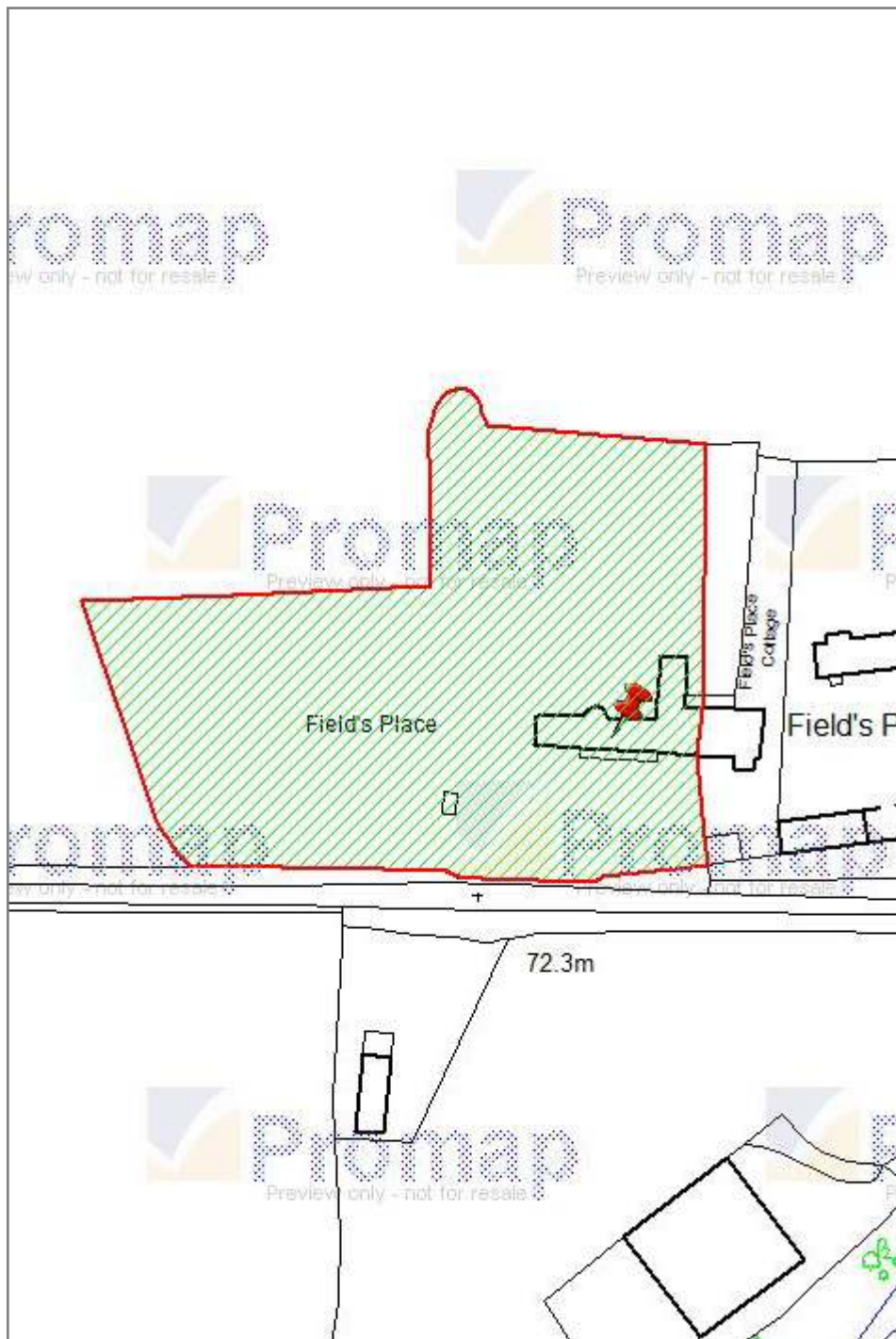
Services and Considerations mains electricity, mains water, oil fired central heating, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax F. Freehold. Broadband available. EPC n/a.

Directions

From Hereford proceed on the A438 in a westerly direction towards Brecon. Continue for approximately 6 miles and turn left at Bridge Sollars signed to Madley and Preston-on-Wye. Cross over the river bridge and continue for a mile, passing the turning for Preston-on-Wye on the right hand side, and take the next left on the brow of the hill. Continue for a 1/3rd of a mile and Fields Place will be found on the left-hand side.







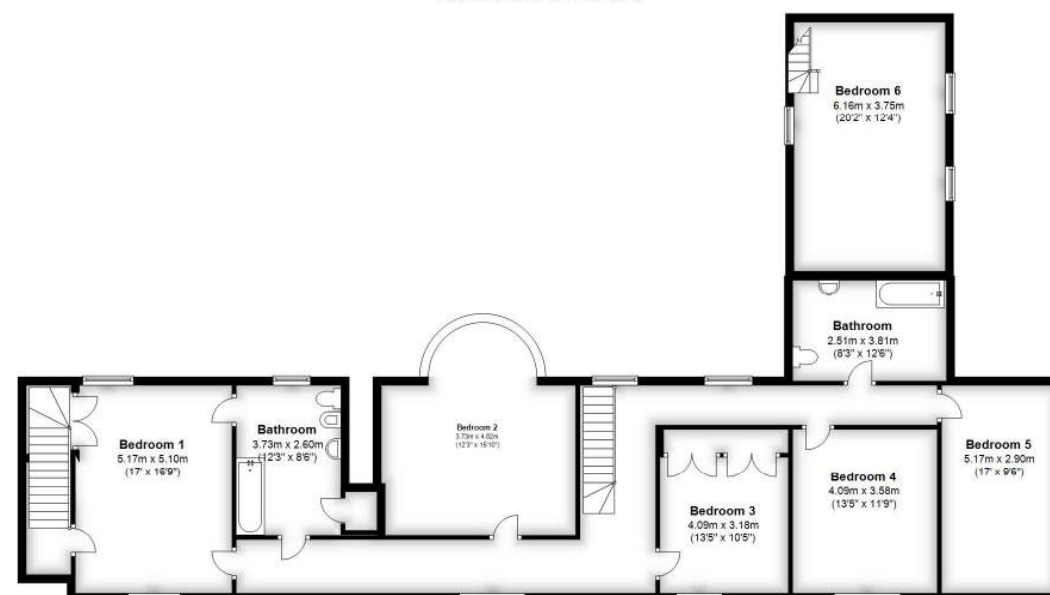
Ground Floor

Approx. 169.9 sq. metres (1829.0 sq. feet)



First Floor

Approx. 165.4 sq. metres (1780.8 sq. feet)



Total area: approx. 335.2 sq. metres (3608.3 sq. feet)



Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | [brightwells.com](https://www.brightwells.com)

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views
beyond

