



BODENHAM, HEREFORD, HR1 3HT

A Charming Detached Large 3 Double Bedroom Period Family Home with many features, boasting exceptional Conservatory embraced by private gardens and substantial separate Garage Block on expansive Driveway, all set in the vibrant village of Bodenham. All Offered With No Onward Chain.

Rain Porch – Entrance Hall – Sitting Room with Home Office – Conservatory Dining/Family Room – Kitchen – Utility – Downstairs WC – Principal Suite with Ensuite Shower – 2 Further Double Bedrooms – Family Bathroom Airing Cupboard – Landing Closet – Separate Double Garage Block with Attached Car Port – Second Car Port – Expansive Driveway with Ample Further Parking – Shed – Paved Patio – Garden



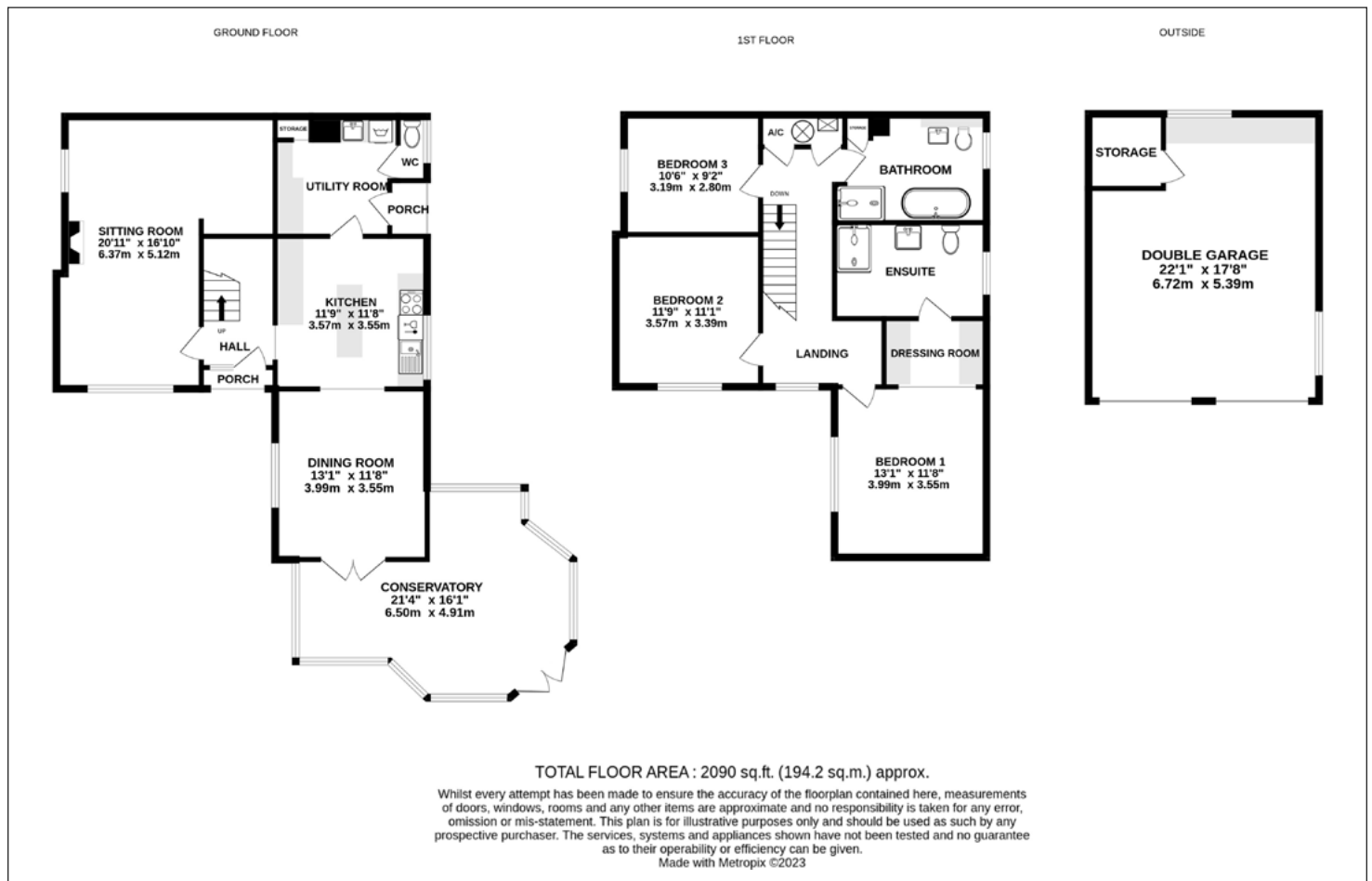
THE PROPERTY

Brockington House has cleverly evolved from its stone cottage origins into a modern Family Home enjoying an open plan flow. The Driveway and Garaging offer a sanctuary for any car enthusiast with 4 protected parking bays. It is also ideal for any tradesperson/artisan with the secure double Garage providing an ideal Workshop. While the sumptuous bespoke well-insulated Conservatory offers a year-round retreat, delightfully framed by richly planted and utterly private gardens.

Well located to the edge of the bustling village, it is only a short stroll to the 16th century gastro pub. Also within easy reach

are Bodenham's multitude of amenities; historic church, GP surgery with pharmacy, Ofsted "Good" primary school and vibrant Parish Hall hosting tennis courts and a diverse range of clubs and activities. For nature lovers Bodenham Lakes offer a 50 acres wildlife reserve important as breeding and overwintering grounds for some 170 bird species. For walkers and cyclists Queenswood Country Park and Arboretum provides 123 acres to roam. The market town of Leominster is under 7 miles, passing the nearby Petrol Station with popular shop while the full city amenities of Hereford are only 8 miles.





Rain Porch – Sheltering the new Front Door with half-glazing and 6 lock security, the Porch offers a protected area for the divestment of muddy boots. The back door is also accessed via a rain porch and also offers shelter.

Entrance Hall – The Front Door opens into a bright carpeted Hall with ample coat hanging and discreetly out of view, useful under-stairs storage.

Sitting Room – The large inviting Sitting Room enjoys dual aspect and features the delightful 'Timorous Beastie' carpeting. The room is made cosy by the granite surround fireplace, home to a coal-effect gas fire with wood mantelpiece. The inverted 'L' shape of the room creates a good space tucked away from view providing an ideal dedicated Home Office. The room is currently used as a Cinema room for the family and guests and also boasts a DAB radio point, with a second in the Conservatory.

Conservatory – The bespoke and sumptuously spacious Conservatory with half-wall has been transformed into a year-round retreat by the addition of a high tech NASA membrane to insulate the polycarbonate roof, further wall insulation and carpeting throughout. The windows also have a light tinted film allowing its West-facing aspect to be enjoyed without wide temperature fluctuations. The Conservatory offers a more informal space for family relaxation, an ideal spot for morning coffee or cosy refuge for reading, or that relaxing drink,

all surrounded by the lovely gardens. While wide French doors open onto the paved patio beyond ideal for outdoor dining and sun lounging.

Dining/Family Room – Enjoying a convivial and open plan flow from the Kitchen beyond, the carpeted Dining Room offers a highly malleable space and a magnetic hub for family life. It provides not only ample room for a dining table at which to gather family and friends but further a Family Room space with comfy sofas for more informal relaxing. 4 stylish individually switchable wall lights add a customised ambience.

Kitchen – The newly installed bespoke fully fitted Kitchen from local firm Hereford Kitchens provides a superb array of storage across grey units smartly contrasted by quartz countertops. With tile flooring, it features a long central island providing 2 sets of soft-close deep pan drawers. Beneath the window framing views into the garden sits the grey composite sink with integral drainer. Below are both integrated Neff dishwasher and unit concealing household bins and recycling. The Zanussi cooker with induction hob and Bosch stainless steel hood above is flanked by a pull-out wire basket larder base unit, beside space for a full height fridge/freezer. To the far side of the island lies yet more storage with twin sets of deep pan drawers, ample counter sockets and wall units above. To the corner is fitted a full-height, narrow but deep cupboard.



Utility – The Utility features grey Rangemaster sink with integral drainer above storage unit and space for a washing machine. With tile flooring to match the Kitchen, the Utility has full-height 2 double cupboard fitted units providing an integrated freezer, copious storage, beside an open corner for the storage of household necessities. A door opens into the Downstairs WC, while the External Door with cat flap leads out onto the paved patio and wider garden.

Bedroom 1 – The Principal Suite is a carpeted Double Bedroom enjoying dual aspect windows overlooking the garden. Leading to the Ensuite lies a Dressing area flanked by fitted wardrobes to either side. The wardrobes offer slightly differing storage solutions, both have hanging rails and soft-close slide out glass-fronted drawers. There is also trouser racking and open shoe drawers. The Ensuite itself is unexpectedly spacious with a large corner walk-in shower cubicle, WC, pedestal basin with above a mirrored storage unit with overhead LED light. The suite is completed with chrome heated towel rail.

Bedroom 2 – A carpeted Double Bedroom enjoying window overlooking the front

garden with old apple tree and pathway lined by David Austin roses.

Bedroom 3 – Occupying the rear original stone cottage and displaying a deep window cill, the last of the three bedrooms is also a good-sized carpeted Double with Wi-Fi enabled TV wall position.

Family Bathroom – The Bathroom with dimmable recessed lighting features freestanding double-ended bath with standpipe mixer tap and shower attachment. There is also a large separate shower cubicle with Rainhead shower. With wall-mounted WC and basin with vanity unit cupboard storage below and mirrored wall unit above, the Bathroom is completed with heated towel rail and full-height built-in cupboard with shelving.

Airing Cupboard – On the Landing lies to one side the full-height Airing Cupboard with shelving, to the other is the Landing Closet home to the new Worcester Bosch gas boiler installed in Sept. 2021 alongside the new hot water cylinder. On the Landing also opens the loft hatch accessing the large mostly head height, boarded roof storage with light.





OUTSIDE

From the village road sweeps the wide and expansive Driveway with sensor lighting and security provides ample parking with double Garage and 2 Car Ports. Concealed behind a high evergreen hedge providing absolute privacy lies the garden. The main lawn is home to island beds bounded by metal edging. The beds are richly planted and burst with colour. Of note are the array of David Austin roses, particularly bordering the front paved pathway. The private gardens all but encircle the Conservatory and benefit to from a paved patio ideal for outdoor dining. An external power outlet is near the rear door while on the far boundary lie the timber Shed with large integrated work bench and Store, ideal for the storage of bikes, mowers and garden paraphernalia.

3 large water butts across the property enable eco friendly garden care.

Garage – The brick Double Garage Block with electric doors, sensor lighting and security offers a classic car sanctuary, with ideal tradesperson's Workshop and has been kitted out as a superb Man Cave/Dad/Teenager retreat with 2 triple glazed windows, LED overhead lights, additional ceiling insulation with loft hatch with integrated ladder access and light to copious further storage and even space for that all important beer fridge. To the corner is a secure Tool Store while attached is a professionally constructed Car Port with Outside Tap and a separate bike store to the rear. Both car ports have external power and overhead LED lights.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Gas Central Heating

Double Glazed Throughout

All Mains Services

Fibre Broadband Available

DIRECTIONS

From Hereford take the A465 towards Worcester. At the roundabout on the far side of Aylestone Hill take the second exit signed Sutton St. Nicholas and Bodenham. Proceed straight for 6 miles through Bodenham. The property marked with a GlassHouse 'For Sale' board is to be found on the right just before England's Gate.

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