



# Cherry Tree Court, Bartestree, Hereford, HR1 4FG

Offers Over £695,000

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A Stunning Contemporary Detached 4 Ensuite Bedroom Energy-Efficient Family Home, set within an exclusive enclave in the popular village of Bartestree, Hereford.

**Entrance Hall – Hall Closet – Sitting Room – Open Plan Kitchen/ Dining Room – Utility Room – Downstairs WC – Downstairs Bedroom with Ensuite – Main Bedroom with Ensuite – 2 Further Double Bedrooms with Ensuites & Dressing Rooms – Integral Garage – Boiler Closet – Loggia – Rear Gardens – Driveway with Ample Parking**

A beautiful modern home, well designed to provide great practical open spaces for family living that are flooded with natural light and bask in direct access to the loggia and gardens beyond to offer seamless indoor/outdoor living. This home has been thoughtfully and elegantly finished throughout, from downstairs underfloor heating to stylish Ensuites on all four bedrooms.

Set on an exclusive development of less than a handful of homes, Cherry Tree Court is located in the popular village of Bartestree boasting numerous amenities; local shop, pub, hairdresser's and vibrant village hall with playing fields home to football and cricket teams. The house is walking distance to Ofsted "Good" Lugwardine Primary School and nursery, with the county's Ofsted 'Best State School' St. Mary's R.C. High School only a mile away. Under 4 miles across the SSSI of the Lugg Flats, lies Hereford while access is also good to the market town of Ledbury or Worcester with its M5 junction.

## The Property

Entrance Hall – The impressive entry with oak and glass staircase is naturally illuminated by a large Velux window highlighting the pale grey porcelain floor tiles that run harmoniously throughout much of the practical areas of the ground floor. The Hall Closet offers convenient storage for coats and boots while an Under-stairs Cupboard provides useful further storage for household necessities



- 4 Double Bedrooms; All With Ensuites
- Spacious Open Plan Living
- Stunning Contemporary Finish Throughout
- Sought-After Village Location
- Integral Garage & Private Gardens
- Rural Views



TOTAL FLOOR AREA: 2591 sq ft (240.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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