



BODENHAM, HEREFORD, HR1 3JB

A Spacious Extended 4 Double Bedroom Semi-Detached Cottage, boasting extensive wrap-around gardens extending to approx. third of an acre, all set in the idyllic countryside village of Bodenham in Herefordshire.

Kitchen/Dining/Family Room – Sitting Room – Study/Snug – Garden Room
Utility/Cloakroom – Downstairs Shower Room – Landing – 4 Double
Bedrooms – Family Bathroom – Storage – Extensive Wrap-Around Gardens
Outbuilding – Driveway



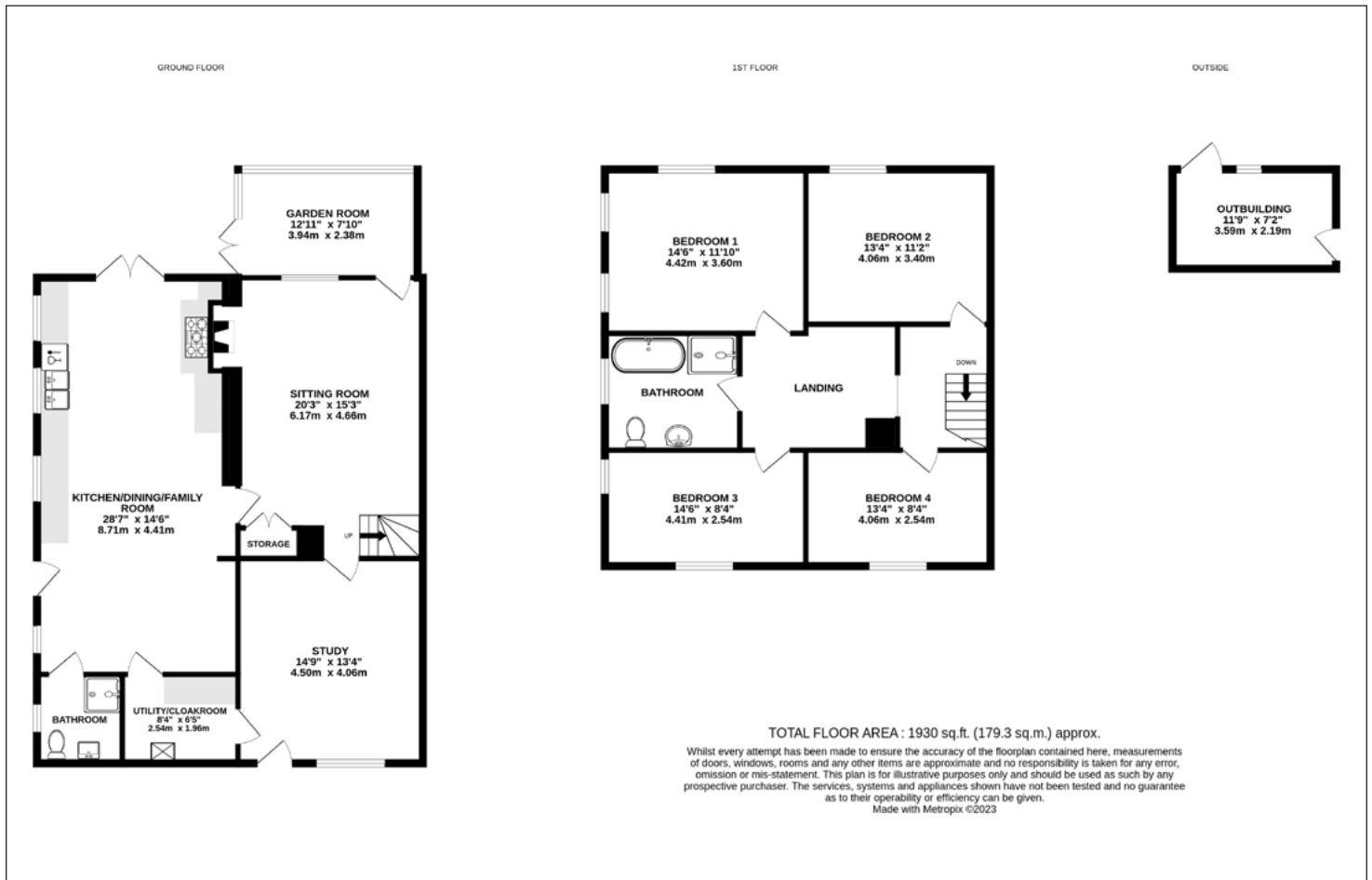
THE PROPERTY

Enlarged by a recent 2-storey extension, this characterful property enjoys ample living space for a large family, further complimented by its generous plot size with grounds totalling over a third of an acre. Four double bedrooms, fully equipped modern bathroom suites on both floors, three reception rooms and an open plan kitchen/family space at the heart of the home complete this countryside family getaway, with additional character features such as log burner and exposed beams.

Located on the outskirts of a bustling village near the A417, Bodenham's

multitude of amenities lie within easy reach. As well as Bodenham Lakes; one of the largest stretches of open water in Herefordshire with beautiful walking routes and bird watching, nearby are 16th century pub, historic church & village shop, post office, GP surgery, Ofsted "Good" primary school and vibrant village hall hosting a diverse range of clubs and activities. Indeed, for the active Bodenham provides both golf course and tennis courts. The full City amenities of Hereford lie only 8 miles away or just under 7 miles is the market town of Leominster.





Kitchen/Dining/Family Room – Capacious multi-purpose space with a recently fitted modern kitchen, complete with a range of Hague blue cupboard units on both sides and solid wood countertops. Integrated appliances include a large gas hob with extractor fan hood over, twin AEG fan assisted ovens, double Belfast sink with rinser tap and dishwasher, with space for a US style fridge/freezer. The room is well lit by LED spotlights, three windows above the countertop looking out across the gardens and glazed French doors, which open outside to the seating area and pond. This space is capable of holding the biggest of family gatherings at over 8m in length, with space at the far end for a sofa suite.

Sitting Room – Next door from the kitchen is the more formal yet cosy sitting room, with exposed ceiling beams and log burner set within inglenook stone fireplace setting the mood. There is plenty of space for a large sofa suite, with useful storage provided by a cupboard with double doors. Natural light

comes in through a wide window from the garden room.

Garden Room – Fully glazed reception room overlooking the lawns and seating area, accessible through glazed French doors. The room is both double glazed and heated, with its glass roof ensuring light floods the space.

Study/Snug – Additional multi-purpose reception room, ideal as a home office/study but highly malleable and could be used in a number of ways.

Utility/Cloakroom – Practical space between the study and kitchen, with fitted unit including space & plumbing beneath for a washing machine. The Utility also houses the Worcester boiler and has plenty of space for hiding away coats and shoes.

Downstairs Shower Room – The downstairs shower room has been recently refitted in a modern suite; including glazed cubicle with electric shower, vanity unit basin with mixer tap, low flush WC and chrome towel radiator.



Landing – Unusually wide and fully carpeted, the landing provides space for storage and even a study desk, with hatch access to the loft.

Bedroom 1 – A spacious double with fitted carpets, enjoying fantastic dual aspect window views of the gardens. There is ample room for a king-size bed and wardrobes, with wall-mounted bedside lights finishing the space.

Bedroom 2 – Further large double bedroom, characterised by exposed beams and floorboards. A wide triple window makes the most of the green outlook.

Bedrooms 3 & 4 – Two additional carpeted bedrooms, slightly smaller but still good-size doubles.

Family Bathroom – A stylish white suite, modern yet in-keeping with the property. Includes shower cubicle with rainhead, light blue splashback tiles and glazed sliding door, bath with centre taps, circular basin mounted on storage unit, low flush WC and chrome towel radiator.





OUTSIDE

The property undeniably enjoys fantastic gardens, with the total plot of approx. 0.35 acres mainly laid to lawn, split by a central driveway with parking for several vehicles. The south side of the garden includes a pond with water feature and small outbuilding for storing garden tools. To the other side of the house is a well-kept lawn and gravelled seating area, ideal for al fresco dining and enjoying the morning sun. A scattering of mixed trees throughout the gardens add to the scenery and provide additional privacy.







PRACTICALITIES

Herefordshire Council Tax Band 'D'

Gas Central Heating

Double Glazed Throughout

Mains Gas, Electricity & Water

Private Drainage

Superfast Fibre Available

DIRECTIONS

From Hereford City, head north on the A465 over Aylestone Hill. At the roundabout on the far side, take the second exit. After 5 miles, turn right into a country lane marked by national speed limit signs and continue for 2 miles, where the property can be found on the left-hand side just before the A417 junction.

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