



Oak House

Shenmore, Madley, Hereford, Herefordshire, HR2 9PA



COUNTRY & CLASSIC

Oak House

Detached Four Bedroom Barn Conversion in a Rural Position with Fabulous Views. Attractive Original Features Throughout. Impressive 37ft Sitting Room with Bifold Doors. Flexible Living Layout with Both Downstairs and Upstairs Bedrooms Offering Annexe Options. Wrap Around Garden & Double Garage. Situated just 2 Miles from the Popular Village of Madley with Primary School, Church & Pub

THE PROPERTY

- Impressive & Versatile 37ft Great Room with Inglenook Fireplace & Gas Stove, Bifold Doors to Terrace & Garden
- Fully Fitted Kitchen with Oil Fired Aga & Electric Bosch Cooker with Induction Hob. Solid Wood Units & Granite Worktops
- Garden Room with Tiled Floor with Underfloor Heating & French Doors to Garden
- Very Large Utility/Boot Room with Double Belfast Sink with Back Door to Driveway
- Useful Spacious Pantry
- Downstairs Cloakroom
- Main Bedroom (Ground Floor) with Feature Beams & Ensuite Bathroom. Fully Fitted Wardrobes & French Doors to Garden
- Second Double Bedroom (Ground Floor) with Built-In Wardrobes & Ensuite Shower Room
- Two Further Large Double Bedrooms to First Floor each with Built-In Wardrobes
- Family Shower Room
- Large Landing with Study Area

THE OUTSIDE

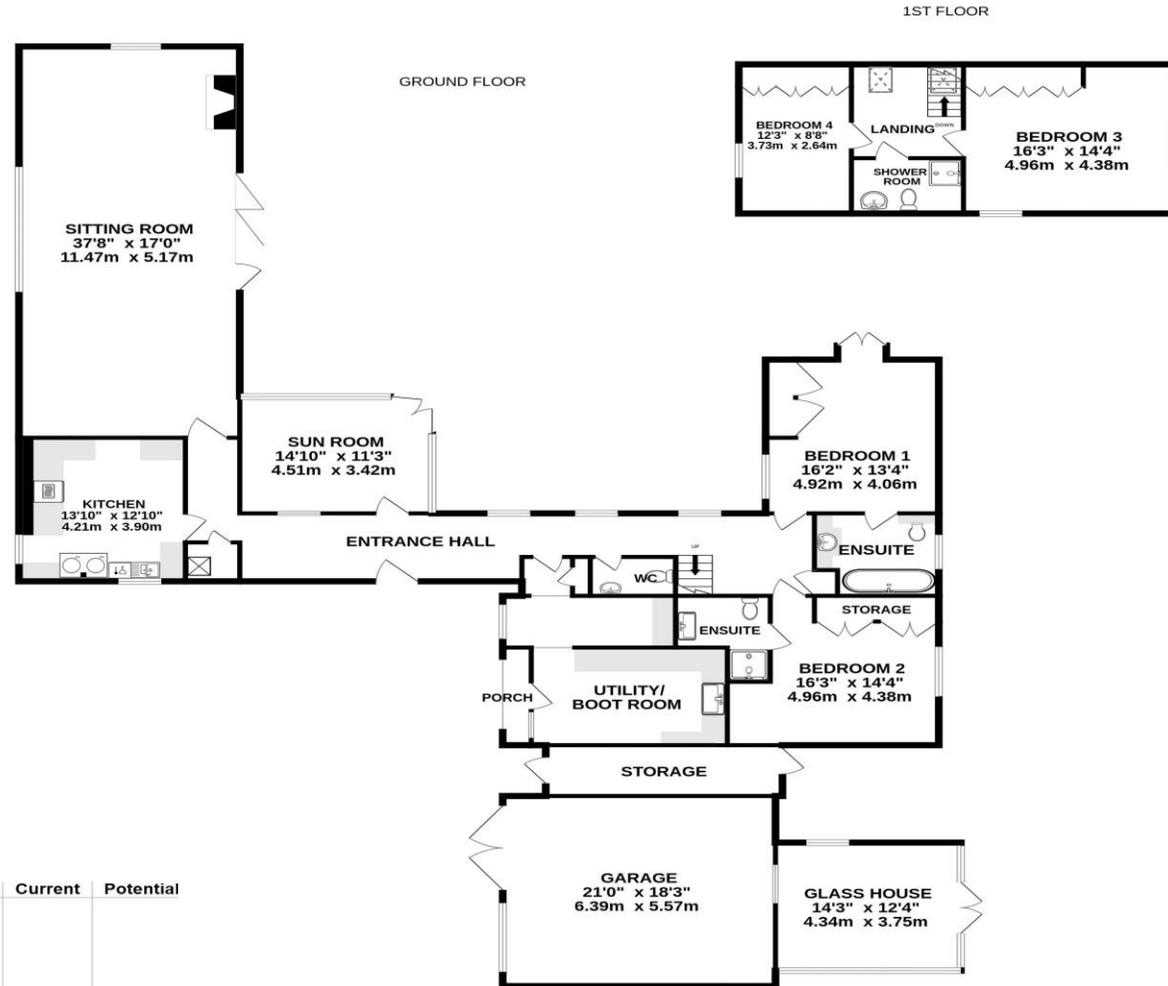
- Wrap Around Landscaped Garden
- Attractive Central South Facing Courtyard with Feature Reflecting Pool
- Lawned Area with Mature Trees, Established Flower Beds & Raised Vegetable Beds
- Glasshouse with Mediterranean Tiled Floor & Raised Flower Bed Incorporating Established Grape Vines – Ideal for Evening Summer Entertaining
- Double Garage & Workshop & Adjacent Store Room
- Plenty of Private Parking





FLOOR PLANS

Total Approx. Floor Area 2576 Sq. Ft. (239.3 Sq. M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2576 sq.ft. (239.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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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Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE SITUATION

- Quiet Rural Position with Fabulous Views & Walking from the Door
- 2 Miles to Madley with Primary School, Church & Village Pub
- 8.5 Miles to Hereford with Shops & Mainline Station
- 14 Miles to Hay on Wye
- 18 Miles to M50 & Ross-On Wye

PRACTICALITIES

- Council Tax Band- F – Herefordshire District Council
- Mains Electricity & Mains Water
- Oil-Fired Central Heating
- LPG Gas Fire
- Private Drainage
- Double Glazed Throughout
- Broadband is Available

DIRECTIONS

HR2 9PA What 3 Words shackles.trades.beakers
From Hereford take the A465 towards Abergavenny. After 2 miles turn right on the B4349 towards Clehonger & Madley. After 2 miles keep straight onto the B4352 towards Madley. Continue for approx. 4 miles passing through the village of Madley. Take the second turning left to Shenmore at a staggered junction. After ½ mile the property is on the right hand side

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



