



Highgrove

Priory Wood, Clifford, Hereford, Herefordshire, HR3 5HF



COUNTRY & CLASSIC

HIGHGROVE

Detached Four Double Bedroom Individually Designed House Constructed in 2020/21. Luxuriously Finished Offering Light Spacious Living. Carport & Garage with Large Versatile Room Above. Wrap Around Garden & Decking. Private Parking. Situated in a Quiet Hamlet Overlooking Common Land, Close to Clifford, Just 3 Miles from Hay on Wye

THE PROPERTY

- Stunning Open Plan Triple Aspect Kitchen/Dining/Family Room with both French Doors & Sliding Patio Doors to Wrap Around Decking & Garden
- Fully Fitted Kitchen with Quartz Worktops & Ground Level Lighting, Cuisinmaster Range Cooker, Integrated Dishwasher, Wine Fridge, Fridgemaster Amercian Style Fridge/Freezer. Door to
- Utility Room – Fully Fitted with Integrated Washer/Dryer. Back Door to Covered Carport Linking to Garage
- Superb Full Length Sitting Room, Double Aspect with Large Window to Front & Sliding Patio Doors to Wrap Around Decking at the Back. Inglenook Fireplace with Woodburner. Glazed Oak Double Doors to Hall
- Dining Room with Large Window to Front
- Entrance Hall with Oak Flooring & Downstairs Cloakroom
- Oak Staircase with Picture Window leads up to Large Light Landing with Window to Front Overlooking Common
- Large Main Bedroom with, Sliding Glazed Doors to Balcony with Glass Balustrade. Spacious Ensuite Bathroom with Spa Bath & Separate Shower. Underfloor Heating
- Second Double Bedroom with Window to Front Overlooking Common, Ensuite Shower Room with Underfloor Heating
- Two Further Large Double Bedrooms
- Family Bathroom with Shower Over Bath, Underfloor Heating

THE OUTSIDE

- Garage & Boiler Room
- Carport Linking House to Garage – Leading to Garden
- Large Versatile Room Over Garage & Carport with Two Velux Windows & Eves Storage, External Staircase, Suitable for Ancillary Accommodation or Home Office
- Large Lawned Garden & Fabulous Wrap Around Decking with Lighting Externally Linking Sitting Room & Kitchen
- Gravelled Drive with Plenty of Parking

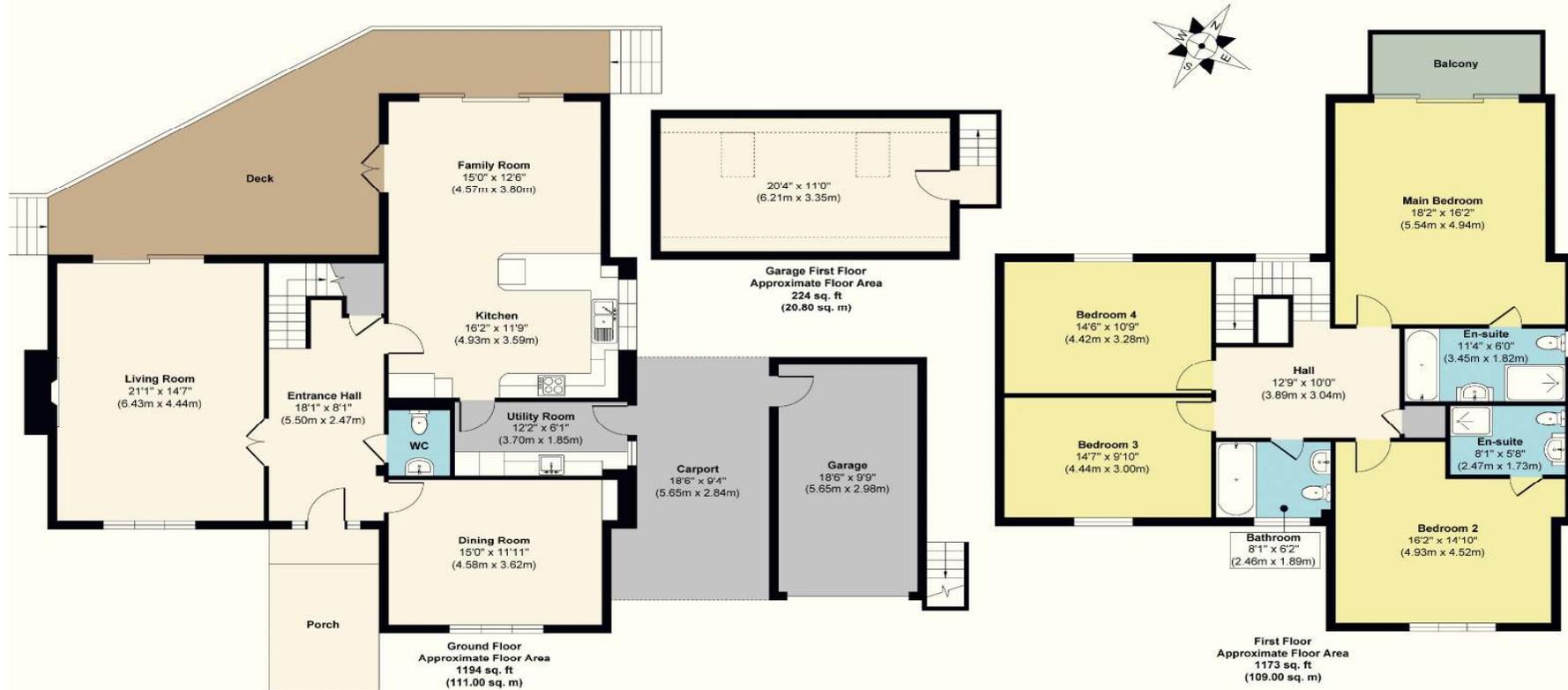




FLOOR PLANS

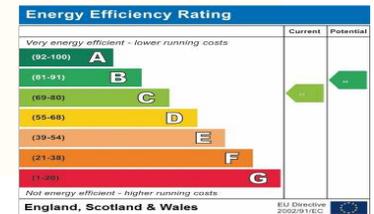
Total Approx. Floor Area 2967 Sq. Ft. (276 Sq. M.)

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Approx. Gross Internal Floor Area
Main House = 2367 sq. ft / 220.00 sq. m
Garage = 405 sq. ft / 37.64 sq. m
Carport = 195 sq. ft / 18.13 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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THE SITUATION

- Quiet Rural Location on the Edge of a Small Common
- Within the Hamlet of Priory Wood
- 1 Mile to Clifford with Primary School, Church & Castle
- 3 Miles to Hay on Wye with all Local Amenities
- 18 Miles to Hereford, 19 Miles to Brecon, 20 Miles to Leominster

PRACTICALITIES

- Council Tax Band F – Herefordshire Council
- Double Glazing Throughout
- Mains Electricity & Water
- Private Drainage
- LPG Gas Central Heating – Underfloor Heating Downstairs
- Full Fibre Broadband

DIRECTIONS

What3Words: frightens.lonely.ritual

HR3 5HF – From Hereford take the A438 towards Brecon. After approx 10 miles turn left towards Hay on Wye staying on the A438. After 3.5 miles turn left over the toll bridge (£1.00) towards Clifford. Continue for approx 1 mile and turn left before Clifford signed to Clifford Community Centre, after 1/2 mile turn left to Priory Wood. After 1/2 mile the property is located on the left hand side, opposite the triangle of common land.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



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



