



Mables Court, Mabels Furlong, Ledbury, HR8 2HG

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Mabels Furlong, Ledbury, HR8 2HG

Mables Court is a absolute one-off, a unique and high specification property, situated in hidden away location in the charming and highly sought after town of Ledbury. The property is recently completed with a very high standard of finish, design and attention to detail. Comprising; reception hallway, vaulted sitting room, large open plan kitchen dining room, utility room, two ground floor en suite double bedrooms, two further first floor double bedroom, master with dressing area and en suite and a full bathroom. The house sits in a generous plot with driveway for 4-5 cars, a detached double garage/home gym, low maintenance gardens include a central courtyard that is accessible from the sitting room and one of the bedrooms, a further side garden laid to lawn. The property is a high efficiency home with B EPC rating with air source heating system and underfloor heating throughout the downstairs. Found in a secluded location, close to the town centre, local schools and facilities, on a no through road. Early viewings is absolutely essential to appreciate this rare opportunity to acquire a unique, highly individual and flexible property in beautiful Ledbury.

ENTRANCE

Double doors open to:

RECEPTION HALL AREA

Open plan to a light and airy space, wood effect flooring with underfloor heating.

SITTING ROOM 19'11" x 13'2" (6.09m x 4.03m)

Impressive principle reception room, with vaulted ceiling. Dual aspect with full height double French patio doors to the front courtyard, additional side facing window. Wood effect flooring with underfloor heating, fitted wooden shutters, wall mounted television point, feature exposed brickwork and panelled walls.

KITCHEN/DINING AREA 21'0" x 23'6" max (6.42m x 7.18m max)

Side and front facing double glazed window, large central island with inset sink and induction hob, integral dishwasher, lots of storage cupboards and drawers, two electric smart ovens, three integral fridges, quartz worktop, open staircase leads to first floor, exposed brick feature, extractor fan,



three pendant ceiling lights over island, additional spot lighting, two wireless charging points set into worksurface.

UTILITY ROOM 9'10" x 7'6" (3.00m x 2.30m)

Off the kitchen. Rear facing obscure double glazed door, range of fitted units with quartz worktop, ceramic Belfast sink, concealed plumbing for washing machine and tumble dryer, large built-in utility/boiler cupboard housing a underfloor heating system and pressurised water tank , electrics and space for additional appliances, extractor fan.

WC

Side facing obscure double glazed window, wash basin, extractor fan, continued wooden floor.

GROUND FLOOR BEDROOM TWO 13'3" x 11'10" (4.06m x 3.62m)

Dual aspect with uPVC double doors open to the courtyard, additional front facing window with fitted shutters, clothes hanging space, wooden floor with underfloor heating, doors to:

EN SUITE

Side facing obscure glass double glazed window, shower cubicle, low level WC, wash basin with storage below, underfloor heating, extractor fan.

GROUND FLOOR BEDROOM THREE 13'4" x 13'3" (4.07m x 4.06m)

Side facing uPVC window and fitted shutter, clothes hanging space, underfloor heating, door to:

EN SUITE

Side facing double glazed window, shower cubicle, low level WC, wash basin, underfloor heating.

FIRST FLOOR LANDING

Rear facing window, doors to;

BEDROOM ONE 18'3" x 9'11" (5.57m x 3.04m)

Dual aspect with front and rear facing windows, radiator, wood effect floor, dressing area with built-in wardrobes, door to:

EN SUITE SHOWER ROOM 6'6" x 5'6" (1.99m x 1.68m)

Rear facing obscure glass double glazed window, large corner shower cubicle with rainfall shower hood, low level WC, vanity unit with storage below, heated towel rail, extractor fan and spot lighting, tiled floor.

BEDROOM FOUR 13'4" x 10'4" (4.07m x 3.16m)

Double bedroom with front facing double glazed window and fitted shutters, radiator, wood effect floor, loft access.

BATHROOM 8'11" x 6'3" (2.72m x 1.92m)

Rear facing obscure double glazed window, contemporary standing double end bath with wall mounted taps, corner shower cubicle, low level WC, vanity unit with ceramic basin, spot lighting, extractor fan, heated towel rail, tiled floor.

GARAGE 17'7" x 17'7" (5.37m x 5.37m)

Double size garage with single electric roller door, side pedestrian door, power and light, storage in eaves space, block paved flooring.

OUTSIDE - FRONTAGE AND DRIVEWAY

The property is approached via a generous driveway and front garden, laid to stone chippings, with attractive evergreen, shrub and alpine planting either side of the driveway. The driveway can easily accommodate 4-5 cars and leads to the garage. To the front of the property is a patio courtyard that acts as the entrance and outside seating, being accessed from the sitting room and one of the ground floor bedrooms. A pathway leads around the rear of the property, where there is additional wooden double storage sheds. Path continues to the rear and arrives at;

SIDE GARDEN

Enclosed by timber fencing, laid to lawn and flowering borders, air source pump unit powers the central heating, gated access to the front, pathway leads to the rear, outside tap, outside security lighting.

DIRECTIONS

From the centre of Ledbury, follow The Southend in a southerly direction. Take the turning on the right into Mables Furlong, and follow the road, past the gate for John Masefield School right to the very end, where the road is no longer surfaced, follow to the end and the property is on the right hand side, indicated by the For Sale notice. For more detail and to arrange a viewing appointment, please call our Malvern office on 01684 561411.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, drainage and water are connected. Central heating is Air Source Heat Pump. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Herefordshire District Council (01432 260000); at the time of marketing the Council Tax Band is:

ENERGY PERFORMANCE RATINGS: Current: B88 Potential: A95

SCHOOLS INFORMATION: Local Education Authority: Herefordshire LA: 01432 260927

LOCATION

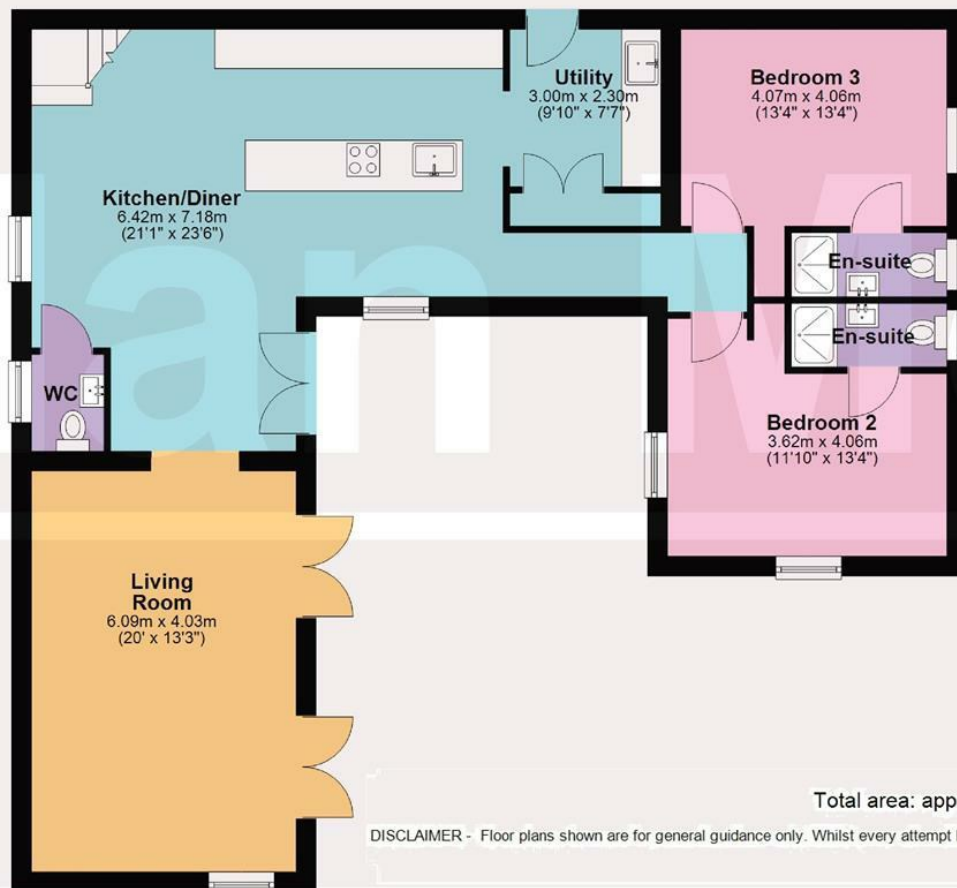
Mables Court is situated within Ledbury which has a wide range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

ASKING PRICE

£750,000

Ground Floor

Approx. 132.4 sq. metres (1425.2 sq. feet)



First Floor

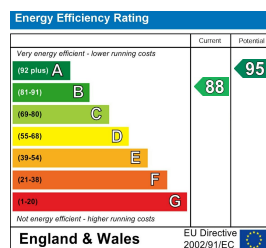
Approx. 49.5 sq. metres (532.9 sq. feet)



Total area: approx. 181.9 sq. metres (1958.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only

EPC



Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





