





The Dew Pond

Little Dewchurch, Hereford, HR2 6PS

Andrew Grant

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An immaculately presented modern home situated within the most idyllic village setting with astounding rural views.

Key features

- Village setting with stunning rural views
- Beautifully presented throughout
- Conservatory adjoining the reception room
- First floor master with ensuite and walk-in wardrobe
- Two double ground floor bedrooms
- Utility room
- Study
- Mature gardens to the front and rear
- Double detached garage with automatic doors
- Gated driveway parking

Freehold/2,605 sq. ft.





This lovely turn-key property has been well-maintained and has remarkably versatile and spacious accommodation within, including two reception rooms, a conservatory, a study, a kitchen, a utility room, two bedrooms and a family bathroom on the ground floor. Upstairs, there is an impressive master suite with an incredibly spacious ensuite shower room and a walk-in wardrobe.

Outside, there is a block-paved driveway to the front, which provides plentiful parking and leads to an impressive detached double garage with automatic doors and plenty of workshop space and storage within.

This fantastic home benefits from a vacuuming system for the whole property, with connectors in all rooms and corridors. The garage also houses the main machine for the house vacuuming system.

The property is approached via wooden five-bar gates opening onto a sizeable driveway encompassing a semi-circular lawn, with mature hedgerows to the front.



Entrance

As you enter the property you are greeted by a welcoming hallway featuring a staircase rising to the first floor and doors to the accommodation and the airing cupboard.

Reception room

The first room you will come across is an impressive reception room, with wall light points and a feature fireplace with an electric fire.





Conservatory

The reception room effortlessly flows through to the conservatory at the rear, which has wooden flooring, lovely views over the garden and French doors to the patio.



Dining room

Accessed from the hallway and adjacent to the reception room, there is a wonderful dining room featuring French doors opening onto the patio and an opening through to the kitchen, which can also be accessed from the hallway.



Kitchen

Situated to the right side of the property is a fabulously spacious kitchen comprising wall and base units, with work surfaces incorporating a sink. Integrated appliances include a double eye-level oven, a hob, an extractor fan and a dishwasher.

The kitchen also has an island unit, an integrated wine rack, stone tiled flooring, space for an American-style fridge freezer, recessed spotlights to the ceiling, windows to the rear and side elevations and a door to the utility room.



Utility room

This extremely useful utility room features base units, with work surfaces over incorporating a sink. There is also space under counter for a washing machine and a dryer, a window to the front elevation and a door accessing the side of the property.



Study

There is an excellent study situated to the front of the property, which would also make for an ideal occasional bedroom and has beautiful rural views from the window at the front. This room provides a quiet spot away from the main living accommodation that is perfect for those who work from home.



Ground floor bedrooms and bathroom

The bedrooms and bathroom are all conveniently accessed from the left side of the property. Bedrooms two and three are both good-sized double rooms featuring windows and fitted wardrobes, with bedroom two being situated to the rear of the property and bedroom three to the front, which also has far-reaching rural views.

Conveniently situated between the two bedrooms is the family bathroom, which is spacious and comprises a low-level WC, a washbasin, a bath and a separate shower cubicle. There are also recessed spotlights to the ceiling and two obscure-glazed windows to the side elevation.





Master suite

On the first floor, the master suite is an exceptionally spacious double room, featuring stunning views from the window at the front and two skylights allowing plenty of natural light to fill the room. This lovely bedroom further benefits from its own ensuite shower room.

The ensuite is also wonderfully spacious and light, comprising a WC, twin washbasins set upon a vanity unit and a shower cubicle. There are also recessed spotlights to the ceiling and two skylights.

Accessed from the master bedroom and situated to the right side of the property is a huge walk-in wardrobe. This versatile room has the potential to become an additional bedroom if required.



Garden

A sizeable patio area spans the rear of the property and is perfect for alfresco dining and entertaining. The patio has a low wall bordering it and incorporates a few steps up to the lawned area beyond, which has well-stocked borders comprising a selection of planting and shrubbery providing colour throughout the seasons. This private garden is not overlooked and is bounded by panel fencing and mature hedgerow. The garden also has secure gated access to both sides of the property leading to the front.

The front garden has breathtaking views of the surrounding countryside.



Services

The property has oil-fired central heating, mains electricity, mains water, mains drainage and broadband.

Council tax band – D

Location

Little Dewchurch is a quaint rural village surrounded by beautiful Herefordshire countryside. This fantastic little village has a church, a primary school and a popular public house.

The Cathedral City of Hereford is around 5.9 miles away and has an excellent range of amenities including local businesses, restaurants and pubs as well as Hereford Cathedral, The Weir Garden and Hereford Racecourse.



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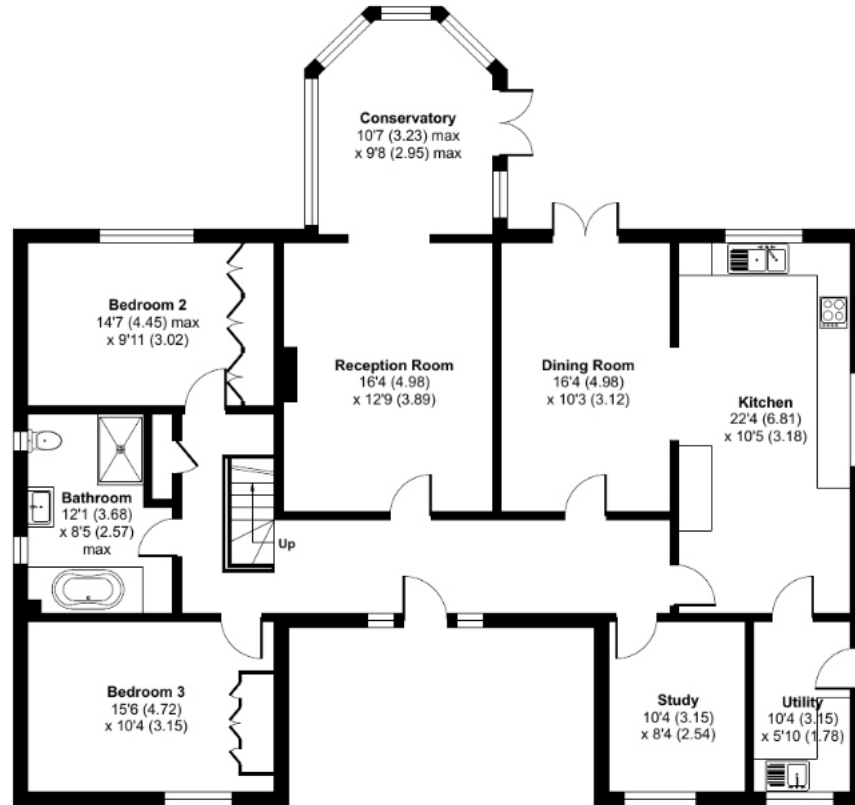
Approximate Area = 2045 sq ft / 190 sq m

Limited Use Area(s) = 85 sq ft / 8 sq m

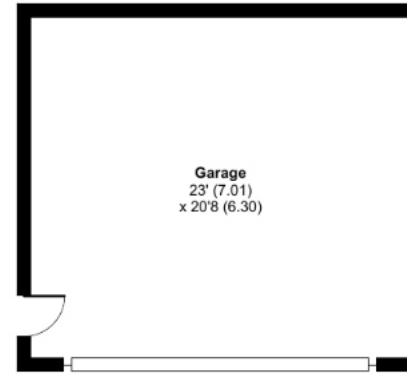
Garage = 475 sq ft / 44 sq m

Total = 2605 sq ft / 242 sq m

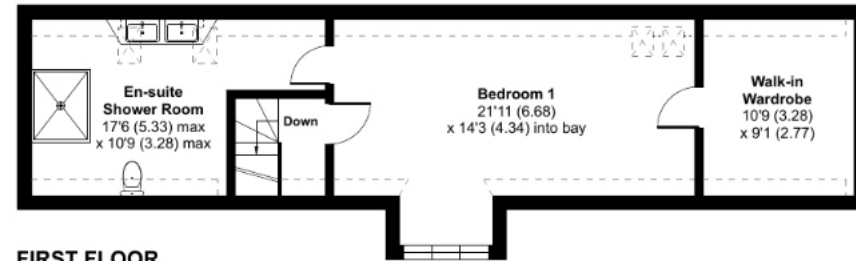
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GROUND FLOOR



Denotes restricted head height



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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