



Persephones View

Bromsberrow Heath, Ledbury, HR8 1NX

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

A charming four-bedroom detached home with a conservatory, private garden, double garage and ample parking, located in a peaceful village setting with nearby amenities and excellent access to Birmingham, Bristol, Cardiff, Cheltenham and London.

- A well-presented four-bedroom detached home with a versatile layout and spacious accommodation.
- Spacious and adaptable living spaces, featuring three reception rooms and a large, light-filled conservatory.
- Well-equipped kitchen with ample storage and worktop space.
- A private rear garden with a lawn and patio area ideal for al fresco dining.
- A spacious private driveway with parking for multiple vehicles and a double garage for secure storage and potential to convert into additional living space (subject to planning permission).
- Situated in Bromsberrow Heath, offering countryside surroundings and easy access to transport links.

1657 sq ft (153.9 sq m)





The living room

A cosy yet spacious living room is the heart of the home, complete with a traditional fireplace and wooden mantelpiece as its focal point. The room enjoys plenty of natural light through multiple windows, and a glazed door leads seamlessly into the conservatory, enhancing the flow of the living space.



The dining room

The formal dining room is a bright and elegant space, featuring French doors that open directly onto a pretty patio area in the rear garden. This inviting room is ideal for hosting dinner parties or enjoying family meals, all while taking in the beautiful views of the garden. Its serene ambiance makes it a perfect setting for both entertaining and relaxation with the family.



The conservatory

The spacious cosy conservatory offers a seamless connection between indoor and outdoor living. Surrounded by floor-to-ceiling windows, the space is flooded with natural light, creating an inviting spot to relax with a book or enjoy a morning coffee. With beautiful views of the rear garden and the fields beyond, it is the perfect retreat for some much needed zen time any time of day.



The kitchen

The kitchen features shaker style blue cabinetry with classic panelled doors, sleek wooden worktops and a tiled floor. The thoughtful layout includes a built-in oven and gas hob with an extractor hood, along with ample cupboard space for storage. A large window above the sink allows natural light to flood in while offering pleasant views of the front of the property. The addition of a breakfast bar provides a practical space for casual dining or socialising while cooking. This kitchen design seamlessly blends functionality with a warm, inviting atmosphere.





The utility and cloakroom

Adjacent to the kitchen, the utility room is a practical space with fitted wooden cabinets, a sink and plumbing for laundry appliances. It provides an ideal area for household tasks, separate from the main kitchen. The ground floor WC is conveniently located nearby, featuring a white suite with a toilet and wash basin, offering added convenience for guests and busy family life.





The study/ snug

A versatile extra room, currently used as a snug, provides potential for a home office, playroom or additional reception space. A large window ensures the space is bright and inviting.



The primary bedroom and en suite

The primary bedroom is a spacious and well-lit room, featuring built-in wardrobes that provide ample storage. A large window overlooks the rear garden and allows plenty of natural light to fill the space. The en suite shower room includes a shower, toilet and wash basin, offering a private and practical addition to the bedroom.





The second bedroom

Also overlooking the rear of the property, the second double bedroom is well-proportioned and offers plenty of flexibility. Its generous size makes it suitable for a variety of uses, whether as a guest room, children's bedroom or additional workspace.



The third and fourth bedroom

Bedroom three is a well-sized room with a front-facing window, allowing plenty of natural light to enter. Bedroom four is a versatile room that could serve as a double guest bedroom, home office or study. With enough space for a bed and additional furniture, it offers flexibility to suit a variety of needs.





The bathroom

The family bathroom is fitted with a bath with an overhead shower, a toilet and a wash basin. Two windows allow plenty of natural light to fill the space, creating a bright and calming atmosphere. The layout is practical and makes good use of the available space, while the tiled walls add a clean and fresh feel.



The garden

The rear garden is enclosed and primarily laid to lawn, offering a private and low-maintenance outdoor space. A gravelled seating area provides the perfect spot for outdoor dining or relaxing, while there is also room for potted plants or additional garden furniture.



Location

Bromsberrow Heath is a charming village on the Gloucestershire Herefordshire border, offering a peaceful rural setting with excellent access to nearby towns and transport links. Just a short drive away, the market town of Ledbury provides a variety of shops, supermarkets, cafes and restaurants, while the larger centres of Gloucester and Hereford offer an even wider range of shopping, dining and leisure facilities.

For commuters, the M50 is easily accessible, linking to the M5 for routes towards Birmingham, Bristol and beyond. Ledbury railway station also provides convenient connections to Worcester, Hereford, Birmingham and London Paddington.

Surrounded by beautiful countryside, the area is perfect for walking and outdoor activities, with the Malvern Hills just a short distance away. Local schools are also within easy reach, making this a practical and attractive location for families.

Services

The property benefits from mains electricity, water and sewage.

Council Tax

The Council Tax banding for this property is **Band D**



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Approximate Area = 1657 sq ft / 153.9 sq m

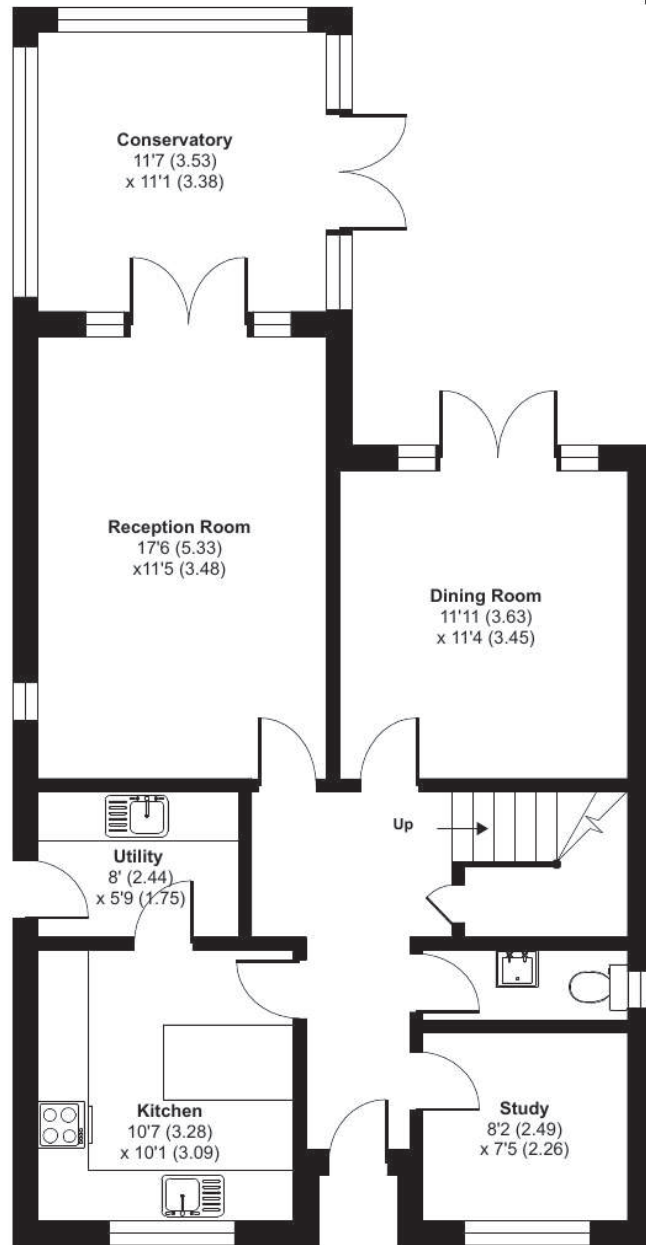
Garage = 310 sq ft / 28.7 sq m

Total = 1967 sq ft / 182.7 sq m

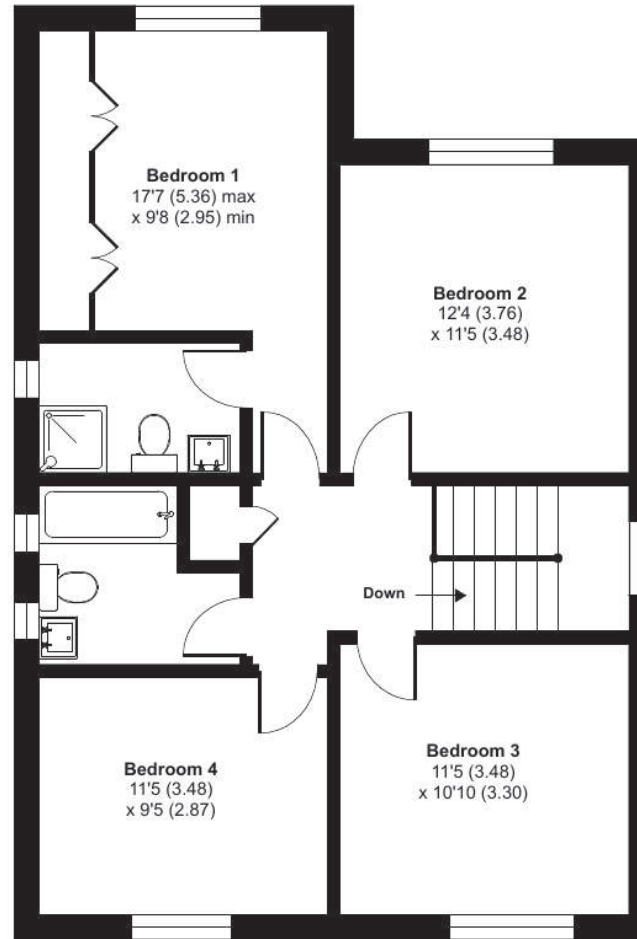
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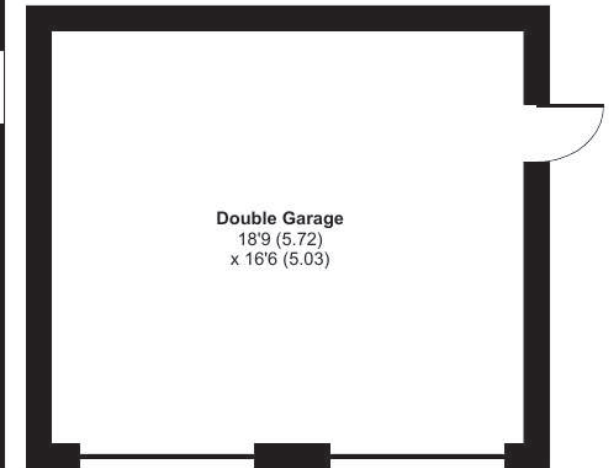
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



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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