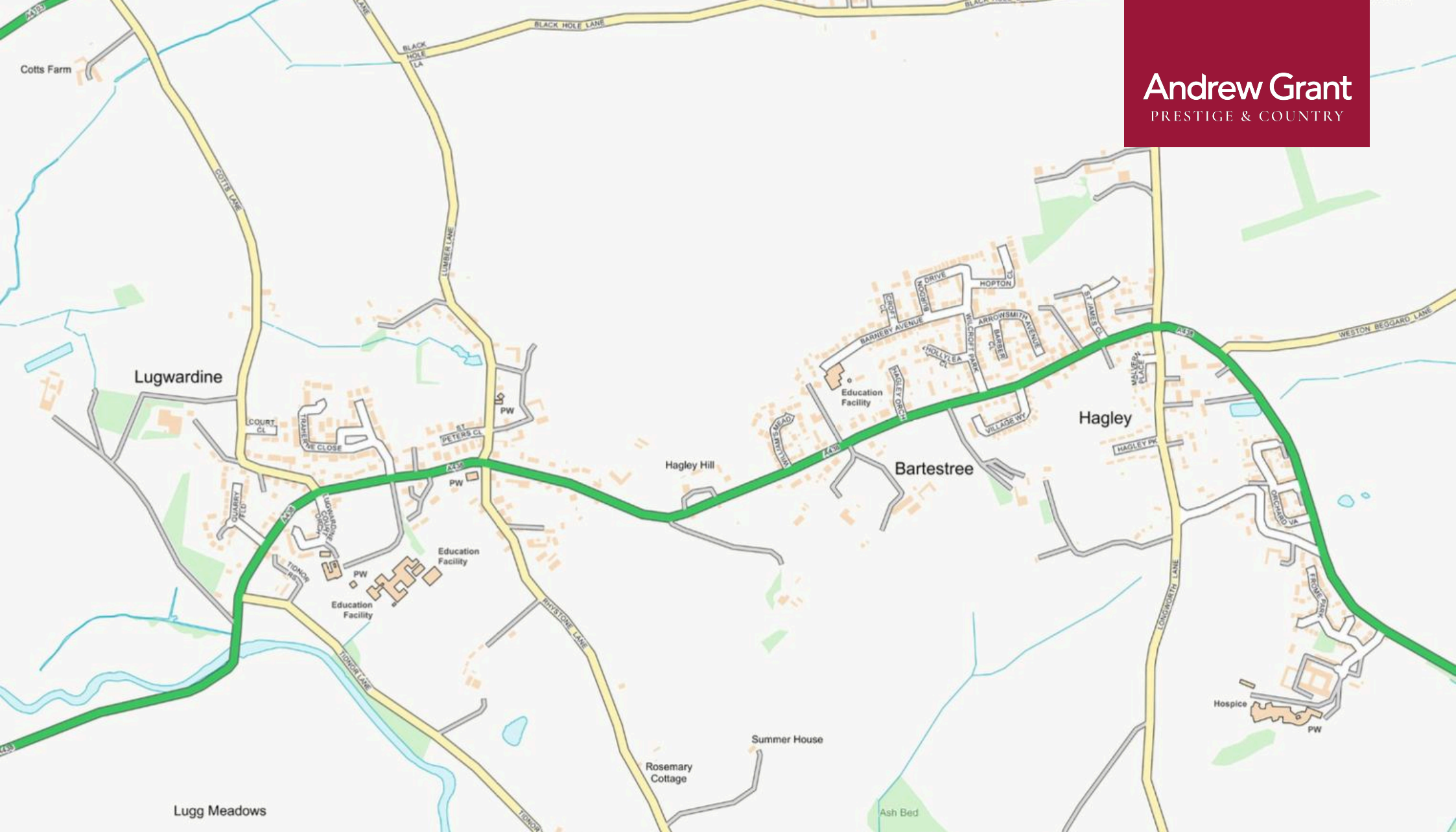


Andrew Grant
PRESTIGE & COUNTRY



Bartestree
Herefordshire

Bartestree

Herefordshire

4 Bedrooms 4 Bathrooms 2 Reception Rooms

“Exceptional family living in an exclusive village setting...”

Scott Richardson Brown CEO

2637 sq ft (245 sq m)

Luxury living with zero compromise

Four double bedrooms, each with their own private ensuite, ensuring privacy, comfort and convenience for all.

Breathtaking open-plan design

Seamlessly flowing kitchen, dining and living spaces filled with natural light, perfect for hosting, relaxing and making memories.

Indoor-outdoor harmony

Bi-fold doors open to a covered loggia, blending home and garden for effortless year-round entertaining.

Future-proof & energy-efficient

Modern underfloor heating, high-spec insulation and efficient appliances keep your home cosy and your bills down.

The luxury of practicality

Utility room, integral garage, ample storage solutions & designed to keep family life organised and stress-free.

Village life, city access

Enjoy the peaceful charm of Bartestree with local shops, pubs, community life and highly sought after schools like St. Mary's C of E High School and Bishops High School.

A private retreat with stunning views

Bask in the serenity of your own fenced garden, with open countryside and distant Malvern Hills as your backdrop.

An exclusive address

Set within a select development of just a handful of homes, perfect to enjoy privacy, prestige and a true sense of community.

Discover the pinnacle of modern family living, a stunning, energy-efficient detached home designed to elevate your lifestyle with effortless luxury, contemporary elegance and practical comforts that make everyday living a joy.

From the moment you step through the door, you're welcomed by light, space and exceptional attention to detail. The impressive oak and glass staircase, the seamless flow of grey porcelain tiles and the gentle warmth of underfloor heating set the tone for a home crafted with care and sophistication.

The heart of this home is its magnificent open-plan kitchen, dining and living space. A magnetic hub where family and friends gather, laughter flows and life happens. Imagine cooking with premium Neff appliances, entertaining around the sleek central island and throwing open the bi-fold doors to your covered Loggia, turning any evening into an alfresco delight.

Every one of the four double bedrooms is a private retreat, complete with its own stylish ensuite, ensuring privacy, comfort and convenience for all. Whether it's the ground-floor bedroom doubling as a home office or snug, or the main suite with breathtaking rural views stretching to the Malvern Hills, every room tells a story of thoughtful design and indulgent living.

Beyond aesthetics, this home is built for real life with a utility room to manage the day-to-day, an oversized garage with workshop potential and abundant clever storage throughout. Outside, a private garden invites play, relaxation and entertaining, while the exclusive development of just a few homes ensures peace, privacy and a real sense of community.





Location

Bartestree is a picturesque village located approximately 3 miles east of Hereford, nestled within the scenic landscapes of Herefordshire. The village is characterized by its charming blend of traditional architecture and rural charm, offering a peaceful retreat while maintaining close proximity to urban amenities.

The village is surrounded by rolling countryside, providing residents and visitors with ample opportunities for outdoor activities such as walking, cycling, and nature exploration. Nearby, the historic city of Hereford offers a range of cultural attractions, shopping venues, and dining options, ensuring that residents have access to both tranquil rural life and urban conveniences.

Bartestree benefits from a well-connected transport network. The village is served by local bus services that provide regular connections to Hereford and surrounding areas, facilitating easy access to the city's amenities and services. For rail travel, Hereford railway station is nearby, offering direct services to major cities, enhancing the village's accessibility for commuters and travelers.

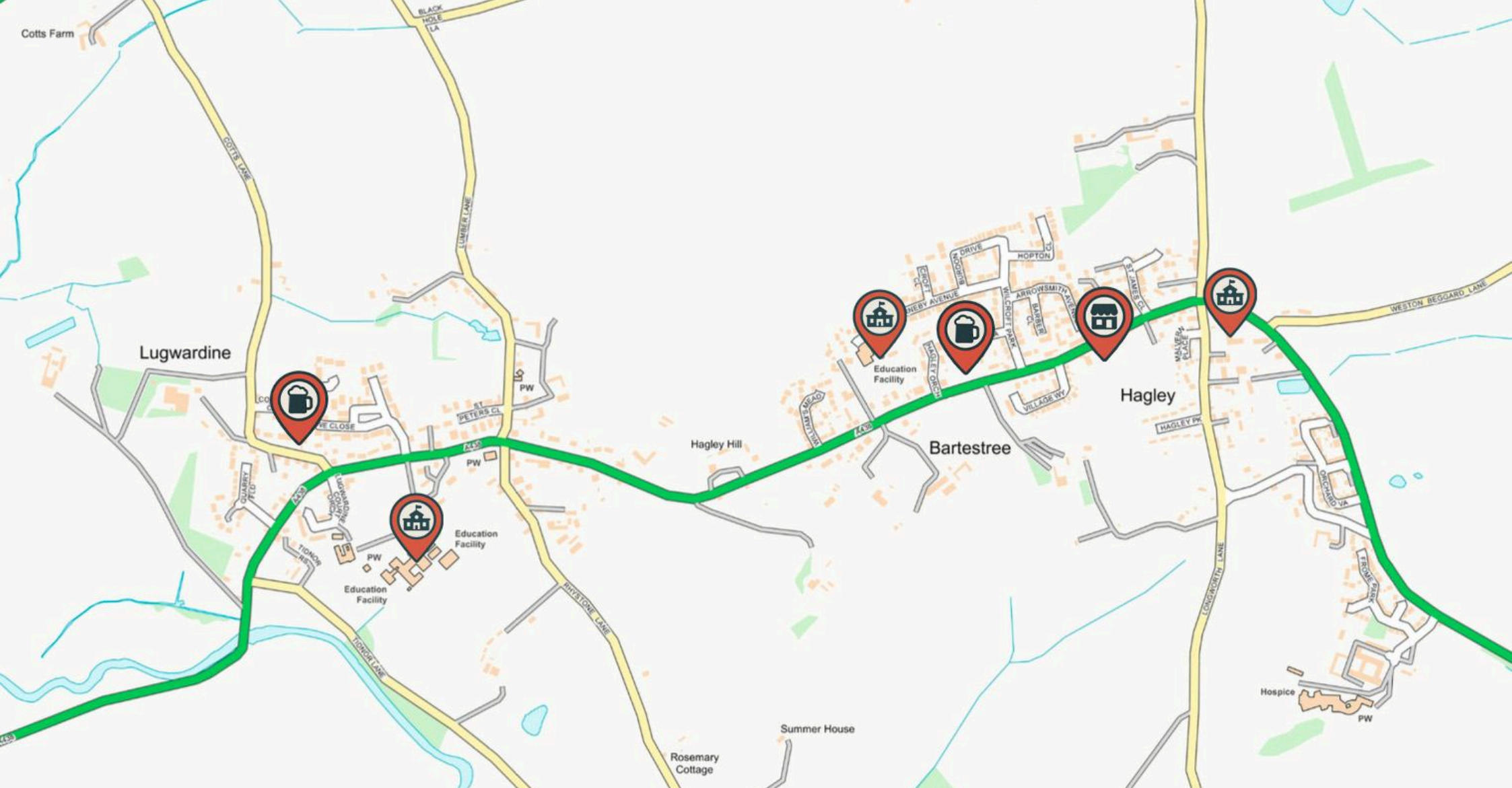
Within Bartestree, residents have access to essential amenities, including a well-stocked village shop and a welcoming pub, The Crown Inn, known for its traditional fare and community atmosphere. The village also boasts a primary school, a village hall, and recreational facilities such as playing fields and a children's play area, supporting a vibrant community life. Additionally, the nearby Hereford Leisure Centre offers a range of sports and fitness facilities for those seeking active pursuits.

Services

This property benefits from gas central heating, all mains services and access to Superfast fibre.

Council Tax

This property is council tax **band F**



Key



Schools



Pubs



Shops, chippy & hairdressers

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