

Andrew Grant
PRESTIGE & COUNTRY



Marshfield
Cross Keys, HR1 3NL



Marshfield

Sutton Road, Cross Keys, HR1 3NL

5 Bedrooms 4 Bathrooms 2 Reception Rooms 2.25 Acres*

“An exceptional and versatile country home with extensive accommodation, landscaped gardens, multiple annexes and outbuildings, set in over 2 acres in the sought-after village of Cross Keys...”

Scott Richardson Brown CEO

- Five-bedroom detached home with stylish living spaces, including a superb open plan kitchen and dining area.
- Dual-aspect sitting room with feature fireplace and two conservatories opening onto the garden.
- Principal bedroom with en suite, with another featuring an en suite and balcony.
- Self-contained annexe with kitchen, living space, bedroom and bathroom, with an additional two separate annexes.
- Extensive driveway parking and multiple outbuildings, with the grounds extending over 2 acres and an additional 1.6 acres available via separate negotiation.
- Sought-after location in Cross Keys with excellent access to amenities and transport links

*1.6 acres available via separate negotiation.

3131 sq ft (290.9 sq m)





The entrance hall

The welcoming hallway offers an immediate sense of space, providing access to the main reception rooms. Stairs rise to the first floor and there is practical storage beneath. Large windows allow natural light to flow through, highlighting the generous proportions. This area acts as the central hub of the home, linking the reception spaces with the kitchen and dining area, creating a practical layout for both everyday living and entertaining.





The kitchen and dining area

The kitchen and dining area is the heart of the home, combining functionality with a sociable atmosphere. Fitted with an extensive range of cabinetry, ample preparation surfaces and space for appliances, it offers an ideal environment for cooking and hosting. Large windows and doors frame views over the gardens, bringing in natural light and connecting the space with the outdoors.



The dining area provides ample room for a large table, making it well suited for gatherings and family meals. This space flows naturally towards both the conservatory and adjacent utility areas, ensuring convenience for household tasks. Its position within the home encourages interaction and ease of movement between indoor and outdoor spaces, enhancing its appeal for both formal and informal occasions.





The kitchen conservatory

Positioned to capture the best of the garden views, this conservatory extends the kitchen space and offers a bright, airy retreat. It is perfectly placed for enjoying the outlook across the rear gardens in all seasons, with direct access to the terrace for outdoor dining.



The living room and conservatory

The living room is generously proportioned and enjoys views over the grounds. A focal point fireplace adds character and warmth, while double doors open to a second conservatory. This adjoining conservatory mirrors the bright atmosphere of the one off the kitchen and provides further access to the gardens, creating a pleasant space for relaxation or entertaining guests.



The utility, cloakroom and boot room

The utility room is equipped for laundry and additional storage, keeping the kitchen free for cooking and entertaining. The cloakroom offers convenience for residents and visitors alike. A boot room provides a practical entry point from the garden, ideal for country living and outdoor pursuits, ensuring the main living areas remain tidy.





The principal bedroom

The principal bedroom is a spacious and private retreat, positioned to enjoy views of the grounds through dual aspect windows. Its generous size accommodates a variety of furnishings and creates a calm, comfortable atmosphere. This room also benefits from the added convenience of an en suite and a large built-in wardrobe.



The principal en suite

The en suite features a shower, wash basin and WC, providing convenience and privacy. Its practical layout complements the bedroom's appeal as a self-contained space within the home.





The second and third bedrooms

The second well-sized bedroom is enhanced by a private balcony overlooking the gardens and surrounding countryside, offering a unique outdoor space. The en suite includes a shower, wash basin and WC, creating a comfortable guest or family suite. The third bedroom is another good-sized bedroom enjoying pleasant views, ideal as a family bedroom or guest room. There is plenty of space for freestanding furniture and solid wood flooring adds to its charm.



The fourth and fifth bedrooms

The fourth bedroom is another well-proportioned bedroom offering flexibility for use as a bedroom, study or hobby room, with garden views and built-in storage adding to its appeal. A further spacious bedroom, the fifth bedroom completes the home's generous sleeping accommodation and providing flexibility for larger families or visiting guests.





The family bathroom

The family bathroom includes a bath, separate walk-in shower, wash basin and WC, serving the additional bedrooms and providing practical amenities for the household.





The main annexe

Situated off the main home, this annexe provides fully self-contained accommodation with its own private entrance, creating flexibility for independent living. Inside, there is a welcoming living room with ample natural light, leading into a practical kitchen and dining space fitted with modern units, worktops and appliances.



A well-sized bedroom features built-in wardrobes and a dressing area, while the contemporary shower room includes a large walk-in shower, vanity basin and WC. The thoughtful layout ensures privacy and convenience, making it ideal for multi-generational living, long-term guests or as a potential rental option. Its size and finish create a comfortable home in its own right, whilst remaining closely connected to the main property.



The additional annexes

Formerly part of a games room, these two annexes have been converted to create versatile, self-contained spaces. Each features its own living area, kitchen, bedroom and bathroom, offering scope for independent living or income generation. Their character and separation from the main house provide privacy while remaining connected to the overall property.





The games room and kitchens

Additional internal spaces within the outbuildings include a games rooms and two further kitchen areas, providing excellent recreational or hobby facilities alongside practical amenities.



The outbuildings

Further outbuildings offer extensive storage, workshop space and potential for alternative uses, subject to the necessary permissions.



The garden

The gardens are a key feature of this property, carefully designed and maintained to offer beauty and functionality. A mix of lawns, terraces and seating areas create a variety of spaces for outdoor enjoyment. A striking central fountain forms a focal point, bringing character and a sense of tranquillity to the setting. Established vegetable plots and a greenhouse provide opportunities for homegrown produce, with nearby outbuildings for storage. In total, the grounds extend to over 2 acres.





Additional land

Extending to 1.6 acres and available via separate negotiation, the additional land offers large open areas and a well-maintained paddock, making it suitable for a variety of uses including leisure and light equestrian activity.



The driveway and parking

A large driveway leads to the property, offering substantial parking for numerous vehicles and ensuring easy access for residents and visitors. Garaging is provided within outbuildings on the grounds, offering secure parking and additional storage for vehicles, equipment or hobbies.





Location

Marshfield is set along Sutton Road in the hamlet of Cross Keys, a sought-after rural location surrounded by beautiful Herefordshire countryside. The setting offers a peaceful environment with open views, yet it remains within easy reach of nearby villages and market towns.

The cathedral city of Hereford is just over four miles away, providing an extensive range of shops, supermarkets, restaurants, leisure facilities and cultural attractions. The market towns of Ledbury and Ross-on-Wye are also within easy reach.

Families benefit from an excellent selection of schools, including highly regarded primary schools in neighbouring villages and respected secondary options in Hereford. Independent education is available at Hereford Cathedral School and Lucton School.

Transport connections make the location practical as well as picturesque. Hereford railway station offers direct services to Birmingham, Cardiff and Manchester, with onward links to London. The A49 and A465 provide efficient road access to nearby towns and the wider motorway network, while the M50 offers routes towards the Midlands and the South West.

Services

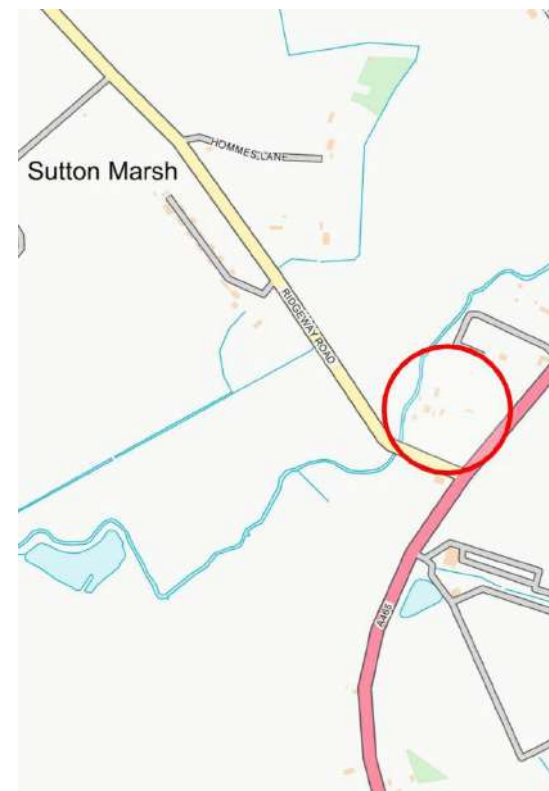
The property benefits from heating provided via liquid propane gas and oil. Electricity is supplied through the mains and supported by a private solar system. Mains water is connected, and drainage is managed by a septic tank.

Council Tax

The Council Tax for this property is Band G.

Agent Note

An additional 1.6 acres is available via separate negotiation.



Marshfield, Sutton Road, Cross Keys

Approximate Gross Internal Area = 290.9 sq m / 3131 sq ft
(Including Annexe)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

Marshfield - Outbuildings & Annexes

Approximate Gross Internal Area

Annexes = 158.3 sq m / 1704 sq ft

Outbuildings = 356.0 sq m / 3832 sq ft

(Including Garages & Excluding Uncovered Area)

Total = 514.3 sq m / 5536 sq ft



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