



CHESLEY HOUSE

9 Southbank Road, Hereford, HR1 2TJ

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Chesley House
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Hereford
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A unique opportunity to purchase a very handsome and unspoilt period residence, which forms part of a well-established and highly desirable area, within walking distance of the city centre.

Guide Price £850,000

Situation and Description

Chesley House lies in a very sought-after part of the city and is one of a number of substantial period houses that lie along Southbank and Bodenham Road. Originally the vicarage for All Saints church, the property is well positioned and benefits from an extensive range of facilities making it ideal for a growing family. There are schools and colleges nearby, along with a mainline train station, a choice of shops, a variety of restaurants and cafes, a historic cathedral and its associated private school, a theatre, multiplex cinema, the city hospital and much more.

Lying in a conservation area and available for the first time in 35 years, this lovely house still retains many of its original features. These include mosaic tiled floors, shuttered sash windows, original fireplaces, ceiling cornicing and more. The living accommodation offers plenty of adaptable space with three main en suite bedrooms, two ancillary bedrooms, impressive reception rooms and a large cellar. Many of the rooms also enjoy lovely views over the city to the cathedral, and the Black Mountains in the distance. Other features include gas fired central heating, solar panels, fitted carpets in many of the rooms and well-established gardens.

On arrival, a front door leads into a large reception hall with mosaic tiled floor, ceiling cornicing, window to side and door to a lovely drawing room. Offering plenty of space with a high corniced ceiling, a period fireplace, bay window to side with shuttered windows and attractive views to the cathedral. A separate large sitting room offers additional space and again has lovely, shuttered windows, a large dressed stone fireplace and doors to a garden room with mosaic tiled floor, double glazed windows to the front and door to outside. A good-sized dining room also has a tiled floor and adjoins a large and practical kitchen/breakfast room with walk in pantry, electric Aga, gas hob, plenty of cupboard space including a fitted dresser with display shelving, dishwasher and tiled floor. The ground floor space is then supported by a well-equipped utility and a very useful two-room cellar.

From the main hall a half turn staircase passes a cloakroom and then leads to the main landing which enjoys far-reaching views over the city. From the landing access can be gained to three principal bedrooms all

with their own character and each with its own en suite shower room. Two of the bedrooms enjoy a dual aspect and again have fine views. A smaller second landing then provides access to a well-appointed family bathroom with separate WC and a fourth bedroom/study with original fireplace. A staircase then leads up to a second floor which gives access to the roof space and includes a dressing room and a further study/bedroom.

Outside

The property is approached from Southbank Road by its own private gated driveway and large parking area to the front of the house. The whole plot is well enclosed, and the gardens are well established and landscaped at the front with a sunken terrace, ornamental pond pathway and seating areas. At one side of the house an enclosed courtyard leads directly to the kitchen with the main gardens then lying to the side and rear. These are laid to lawn with floral borders raised beds and sun terrace well enclosed by high brick walling. There is then a useful brick-built garden store and outside WC.

Services and Considerations

Mains water, electricity, gas and drainage all connected.
Gas fired central heating and 12 solar panels.

Tenure Freehold
Council Tax Band: D
EPC E 46/75
Mobile Phone Coverage TBC
Broadband TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Drawing room, sitting room, dining room and garden room







First floor three bedrooms with en suites and supporting family bathroom





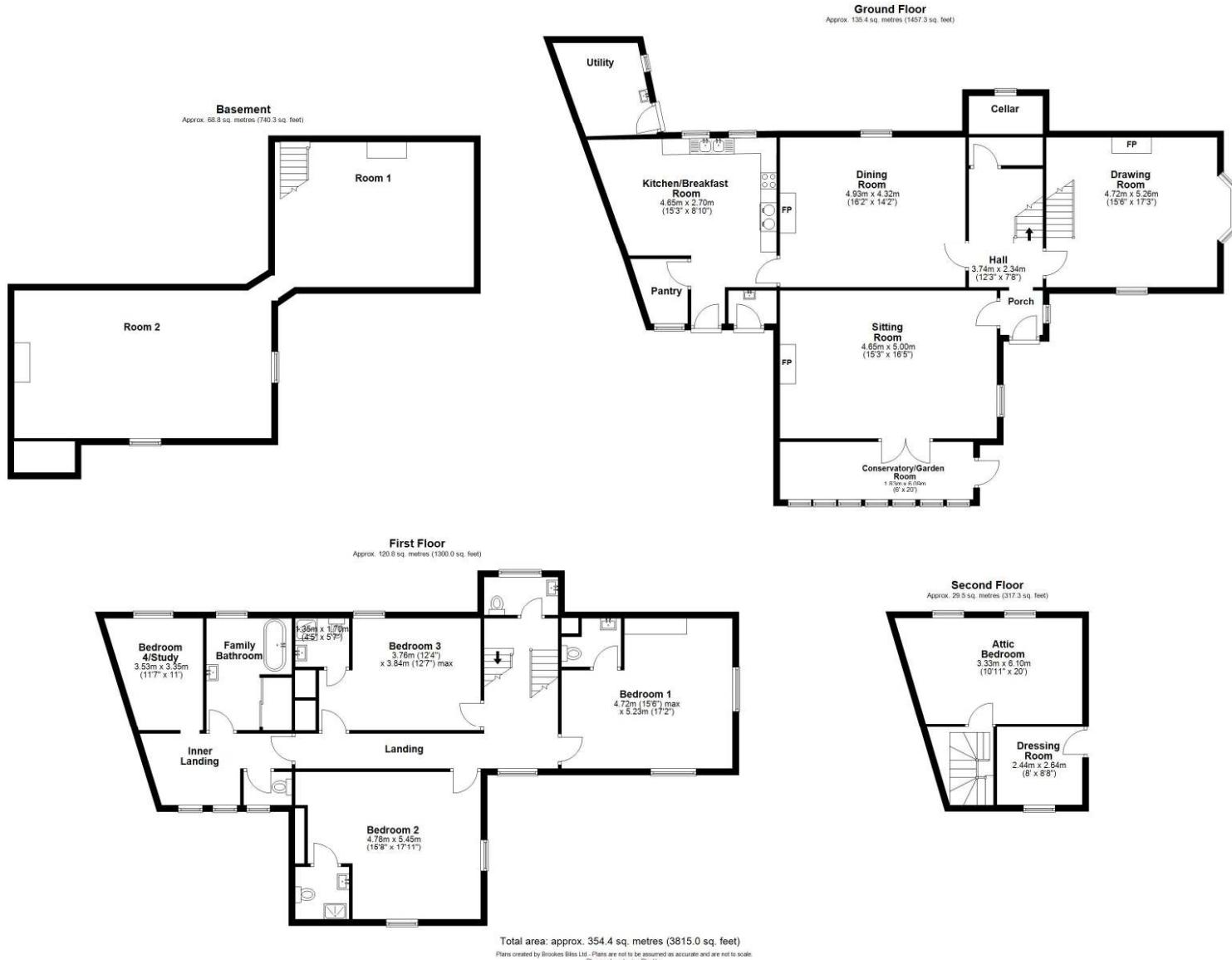
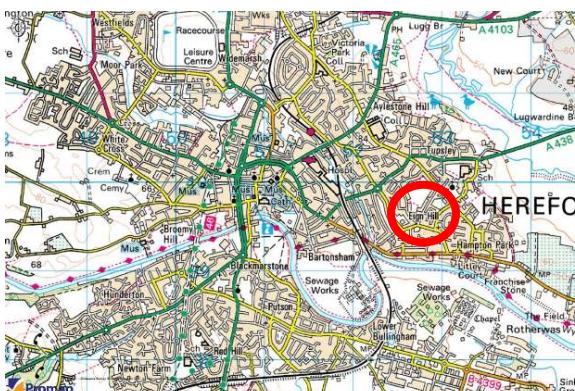
First floor bedroom/study leading up to second floor bedroom and dressing room



Directions

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From the centre of Hereford follow the signs for Worcester and proceed north on the A465. Continue along Commercial Road, passing over the railway bridge and take the second turning on the right into Southbank Road. Continue around the bend and



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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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