



20, Englands Field, Hereford, HR1 3JL  
Price £490,000

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# 20, Englands Field Hereford

A beautifully presented family home which is situated within the highly desirable village of Bodenham benefitting from a doctors surgery, school and local pub. The property has five double bedrooms, one en-suite and backs onto the golf course with views over the course and countryside beyond. There is a landscaped rear garden, garage which has been converted into a workshop and workspace and parking. Viewing is highly recommended to appreciate the quality of the property on offer.

## FEATURES

- Detached family home
- Five double bedrooms, one en-suite
- Beautifully presented accommodation
- Enclosed, landscaped rear garden
- Garage and parking
- Desirable village location



## Material Information

**Price** £490,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** B (87)

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Introduction

20 Englands Field is an executive home situated within the desirable village of Bodenham and was built in 2017. The accommodation comprises; entrance hall, cloak room, kitchen/dining room, living room, utility room, five bedroom, one en-suite and a family bathroom and shower room. Further benefits include; gas heating, double glazing, garage/workshop, enclosed rear garden and views of the golf course to the rear.

## Property Description

The front door opens into the entrance hall which has oak flooring. There is the staircase to the first floor and access to the primary rooms as well as the cloakroom which is fitted with a WC and basin. To the right is the living room which is carpeted and is wonderfully light with triple aspect windows including French doors which open to the patio. There is a feature fireplace with slate hearth and inset woodburning stove which creates a cosy focal point to the room. The kitchen/dining room has a tiled floor and is fitted with modern wall and base units which have a granite worktop. There is an integrated fridge and freezer, dishwasher and a sunken stainless steel sink with a window above to the front. The dining area has French doors which open onto a patio area and garden, extending entertaining in the warmer months. There is a door opening to the utility room which has additional base units with space and plumbing for a washing machine, tumble dryer and a sink and a window overlooking the rear

garden.

The staircase rises to the first floor landing where there are three of the bedrooms, all of which are double sized. Bedroom one has a window to the rear, built in wardrobes and an en-suite shower room which is fitted with a WC, basin and shower cubicle. Bedroom two has a window to the rear and bedroom three a window to the front. The family bathroom is located on the first floor and is fitted with a double shower cubicle, WC, basin and bath. The landing has the airing cupboard and an additional staircase to the second floor landing which has two velux windows to each side. Bedroom four has a dormer window to the rear and two velux to the front with bedroom five having a window to the rear. There is a shower room to this floor which has a shower cubicle, wc, basin and heated chrome towel rail.

## Garden

To the front is decorative stone, flowers and shrubs. The rear garden is enclosed and has been landscaped. There is a lawned area with borders stocked with plants, shrubs and trees and flowers which burst with colour in the warmer months. A patio area creates space for al fresco dining and entertaining with the French doors coming off the dining area and living room.

## Garage and Parking

Outside, the property benefits from driveway parking leading to the garage which has an up and over electric door. The vendor has separated the garage into









two to create workshop space. There is light and power and the loft space has been boarded for storage.

## Services

All mains services are connect to the property.

Council tax band - F

## Location

Bodenham is a sought after village due to it's situation between Leominster and Hereford and range of local amenities to include shop, post office, public house, primary school and church. More extensive facilities are available in both Leominster (7 miles) and Hereford (8 miles). The popular market town of Leominster boasts a wealth of independent local shops, a weekly open air market, national supermarkets and a host of recreational facilities and was recent runner up in a nation High Street competition. Hereford City offers extensive entertainment and leisure facilities and a wide range of national and chain stores.



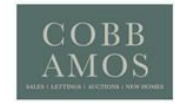
## DIRECTIONS

From Leominster take the A49 south towards Hereford, at the bottom of Dinmore Hill take the left onto the A417. Turn right towards Englands Gate Pub and follow the road. Take the next left turn and bear left where the property is located on the right hand side.









**Approximate total area<sup>(1)</sup>**  
 1969.15 ft<sup>2</sup>  
 182.94 m<sup>2</sup>

**Reduced headroom**  
 43.24 ft<sup>2</sup>  
 4.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*



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