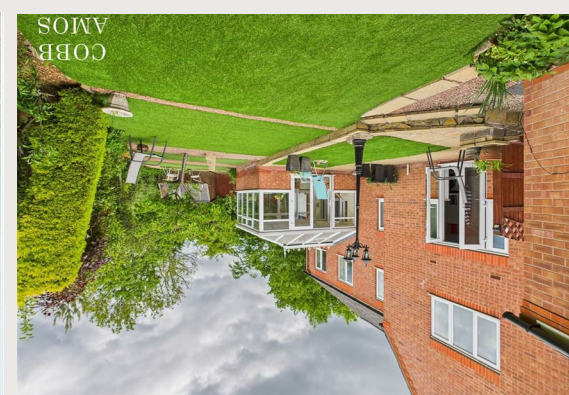




1, Bateman Close, Shobdon, HR6 9NW  
Price £495,000

# 1 Bateman Close Shobdon

A well appointed and generously sized detached family home boasting five bedrooms, three bathrooms and three reception rooms within the highly popular and well serviced village of Shobdon. The property has been well maintained and benefits from having an enclosed garden, detached double garage, additional garage space and driveway parking. Viewing is highly recommended.

- DETACHED FAMILY HOME
- POPULAR & WELL SERVICED VILLAGE
- MODERN BUILD
- FIVE BEDROOMS
- THREE BATHROOMS
- FOUR RECEPTION ROOMS
- IMPRESSIVE HALLWAY ENTRANCE
- DOUBLE GARAGE
- OFF ROAD PARKING

### Material Information

Price £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: C (77)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Introduction

Situated within the desirable village of Shobdon is this executive five bedroom family home. The property has accommodation comprising; impressive entrance hall, study, sitting room, sun room, kitchen/dining room, utility room, play room/second sitting room, cloakroom, five bedrooms, two en-suite and a family bathroom. In addition there is an enclosed rear garden, three garage spaces and parking for two cars.

### Property Description

Entry into number One Bateman is impressive with its generously large open entrance hallway with central staircase and high ceilings. This area is particularly light and bright and gives a central access point and comfortable flow to all ground floor living areas. Immediately left is a useful cupboard for hiding coats and shoes and directly behind this space is a room with front aspect that lends itself perfectly to being an office for those working from home. To the rear of the hallway is a double door entry into a sitting room of square proportion with a electric fire and stone effect fire surround. Double doors then lead into a sun room ideally positioned for seamless access into the garden. From the sitting room is a door leading into a spacious kitchen/dining area. The kitchen benefits from having: a gas fed Rangemaster Range with extractor hood over, kitchen island with inset sink and seating and integrated appliances for a streamlined look. There is ample room for a six seater table and chairs in the dining section and double doors that lead out onto the patio for alfresco dining extending the space even further in the warmer months. Conveniently situated just off the kitchen is a utility space with additional sink unit, housing for a washing machine and additional fridge/freezer, worktop space for those unsightly electrical goods and a door to the garden. Just behind the utility room and accessed from the central entrance hallway is a cloakroom with WC and basin with vanity housing and a second sitting room with bay window that could also be used as a play room or hobby space. On the first floor are five bedrooms, two with en-suite and a family bathroom. The landing is galleryed making the space light and airy. The master bedroom is of generous size with rear aspect and fitted wardrobes. It has its own shower en-suite with chrome fittings and a window out for ventilation. Bedroom two also has a shower en-suite with modern chrome fittings. It has front aspect and ample space for a selection of bedroom furniture. Bedroom three is a good sized double with front aspect and room for an array of bedroom furniture. Bedroom four is a single bedroom with rear aspect and is currently set up as a hobby space. Bedroom five is also a single and would ideally lend itself to being a study or dressing room. The family bathroom has a traditional white suite with full size bath and a window over making the room light and airy.

### Garden, Garage & Parking

The double garage has two up and over electric doors to each side activated via remote control. It is part boarded with light and power and has a pedestrian door to the garden.

The front garden is mainly laid to lawn with a path to the front door entrance and mature shrubbery to frame the boundary line. The driveway is to the side and has parking for several cars.

The rear garden is fully enclosed and mainly laid to lawn with flower bed borders which are stocked with a variety of trees, flowers and shrubs. Embracing the sun room and kitchen door is a large patio which creates space for dining and entertaining in the warmer months. There is access to each side via a gate. From the back garden access is given to a second garage space with up and over door for further storage and there is a timber shed with glazing for gardening enthusiasts.

### Services

All main services are connected including Gas.  
Herefordshire Council Tax Band F  
Tenure: Freehold

### Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 3 Mbps 0.4 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach  
Source: Ofcom mobile checker

### Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Mobile Checker

### Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited Limited  
Vodafone Limited Limited

Source: Ofcom Mobile Checker

### Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity to the popular Wigmore High School and independent Lucton School. This village retains a sense of community life boasting a wealth of local amenities, including a well-stocked village shop with Post Office, public house, community centre - and historic St John's church built in Strawberry Hill 'Gothic Style'. Shobdon lies approximately 15 miles north of Hereford and approximately 8 miles from Leominster. Additional retail and recreational facilities can be found in both locations. There is also easy access to Ludlow, Hay-on-Wye and the Brecon Beacons.

### What3words

What3words:///meatballsmothervedhugs

### Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



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.

### Directions

Upon approaching Shobdon (from Leominster direction), continue through the village turning left into Bateman Close, bear left and the property is immediately on your left.

