



The Grange, Titley, HR5 3RL  
Price £625,000

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# The Grange Titley

The Grange is a spacious three bedroom detached bungalow located in the heart of the picturesque village of Titley. This impressive home sits in grounds of circa 0.64 acres that wrap around the perimeter of the building and are securely enclosed. The property enjoys views of the Herefordshire countryside and benefits from double glazing, an integrated garage with an electric door and additional store room/workshop and ample parking. One of the property's main features are the attractive gardens that are in excellent condition and provide a haven for wildlife.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- MASTER WITH EN-SUITE & DRESSING ROOM
- SPACIOUS & FLEXIBLE ACCOMODATION
- SUITABLE FOR MULTI-GENERATIONAL LIVING
- SECURE & PRIVATE GROUNDS OF CIRCA 0.64 ACRES
- GARAGE WITH ADDITIONAL STORE ROOM AND AMPLE PARKING
- COUNTRYSIDE VIEWS
- POPULAR VILLAGE LOCATION
- GARDEN ROOM WITH UNDERFLOOR HEATING

## Material Information

**Price** £625,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** D (57)

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

Please note that the dimensions stated are taken from internal wall to internal wall.



*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.*

Introduction

Situated in the village of Titley is this well appointed three double bedroom detached bungalow with lovingly maintained 0.64 Acre gardens and views of the Herefordshire countryside. The well appointed accommodation comprises; entrance hall, kitchen/dining room, second kitchen, sitting room, sun room, three double bedrooms (master with en-suite and dressing room), family shower room, utility, cloakroom and store room. Further benefits include oil central heating, double glazing, additional garden room with underfloor heating, integrated garage and driveway parking.

Property Description

Entry begins into a spacious entrance hall with space for decorative furniture and views straight through to the rear garden. There is a storage cupboard for coats, hats and footwear. To the right is a useful store room that leads into the integrated garage. An assortment of utility goods can be stored here. Further down the entrance hall is a second compact kitchen area and a 493ft squared reception room currently set up as a delightful sitting room and home study. The second kitchen has a lovely view of the garden and a useful assortment of wall and floor kitchen cupboards with oak work top. There is a Bosch electric oven, AEG hob top, integrated fridge and freezer and housing for a washing machine. The sitting room adjoining has triple aspect, flooding the room with views of the mature gardens. There are two sets of sliding patio doors giving direct access out into the grounds and perfectly placed for Summer breeze circulation.

To the left of the entrance hall are three double bedrooms (master with en-suite), family shower room, kitchen/diner, sun room and utility. The kitchen/diner is spacious with terrific views out into the garden and countryside greenery beyond. There is a generous range of wall and floor kitchen cabinetry that extend into a breakfast bar. There is a waist height electric oven, hob top with extractor hood above, integrated dishwasher, space for a fridge/freezer and door to the patio. The dining area is currently set up with comfortable seating as there are french doors leading out into a sunroom that the current vendors use for dining. The sunroom has 180 degree views of the fabulous gardens and there is a door out onto the patio for seamless al fresco dining. Adjoining the kitchen/diner is a utility room and separate cloakroom. The utility has a range of wall and floor units with worktop for any additional kitchen appliances, sink, housing for a tall fridge/freezer and plumbing for a washing machine. There is a door that leads directly out into the garden. The cloakroom has a WC and window out.

The master bedroom is spacious with super sized double doors out into the garden flooding the room with light and garden greenery. There is a good expanse of fitted wardrobes, cupboards and dressing table to please anybody with an extensive wardrobe collection. There are further sliding door cupboards in the approach to the en-suite with floor to ceiling proportion. The en-suite has a shower cubicle, hand basin with vanity housing and cupboards over, WC, heated towel rail and window out. Bedroom two is a double bedroom and has front aspect with the most glorious views of rolling hills from the window. It benefits from having a sliding door storage cupboard. Bedroom three is also a double bedroom with louvred double door in-built storage cupboard and additional room for chests of drawers and bedside cabinets. The family shower room next door has a large walk in shower, WC, heated towel rail and hand basin with vanity housing and cupboards above. There is a large window out for added light and ventilation.

Garden, Garage & Parking

The Grange has gated driveway approach with ample room for the parking of several vehicles. There is an integrated garage with motorised door entry, power and lighting. The boiler is housed here.

The bungalow sits in approximately 0.64 acres that wrap around the property. The front garden is mainly laid to lawn with boundaries of dwarf walling, decorative railing, mature hedging, shrubs and healthy plant borders.

The side and rear gardens are also mainly laid to lawn with mature planting and boundary hedging. There are a number of borders over filling with attractive planting and ornamental trees and shrubs. There is a generous amount of patio area adjacent to the property allowing for many entertainment opportunities whether dining or resting. The back drop to the plot is one of fields and countryside giving the home a rural and scenic quality. For keen gardeners there is a greenhouse and a section at the bottom of the garden that would lend itself perfectly for the growing of vegetables. There is also a shed for the storage of gardening tools and machinery. For those looking for hobby space/outdoor office or simply somewhere to relax there is a garden room of 130 square feet with lighting, electrics and underfloor heating.

Services

Tenure: Freehold  
Herefordshire Council Tax Band E  
Oil Central Heating & Septic Tank  
Mains water & electric

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 3 Mbps 0.4 Mbps Good  
Superfast 73 Mbps 18 Mbps Good  
Ultrafast 900 Mbps 900 Mbps Good  
Networks in your area - Openreach, Airband  
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

The village of Titley lies in a sheltered, verdant position in the Arrow valley, some three miles equidistant from Kington and Presteigne. The village lies 500 feet above sea level on Offa's Dyke and close to the river Arrow. Approximately 150 adult parishioners occupy some 50 dwellings spread over an area interlaced by old drovers' roads. Titley has a modern and much-used village hall and the much-acclaimed Staggy Inn., which was the first Gastro pub to win the much coveted Michelin star. Titley is still very much a farming community, but with a variety of professional members, artisans and newcomers retired from elsewhere.

What3words

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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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Kington on the B4355 towards Titley and Presteigne. On entering Titley carry on past The Staggy Inn on your left and the property can be found on your right hand side.





