

# The Cross, Coddington, Ledbury, Herefordshire

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A beautifully refurbished country house with outbuildings, set in about five acres of garden and paddocks, in an idyllic setting close to the Malvern Hills.

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### Summary of accommodation

Kitchen/breakfast room | Drawing room | Dining room | Music room  
Playroom | Snug | Utility room | Four bedrooms | Two bathrooms

Detached office/annexe | Gym/studio | Outbuildings | Gardens and paddocks

Ground source heat pump and 5.4kW solar PV system

In all about 5 acres





## Situation

The small rural hamlet of Coddington is situated in a particularly pretty corner of Herefordshire close to the well serviced village of Colwall. The village provides an excellent range of local facilities including a railway station with direct services to London and Birmingham. Ledbury is the nearest town and is famous for its medieval market hall and excellent range of local shops and services. Hereford, Great Malvern and Worcester are all within easy reach.

There are a notable number of good private schools nearby. In particular The Elms and The Downs preparatory schools in Colwall, Malvern College and Malvern St James close by, and other well known schools easily accessible in Worcester and Cheltenham. The M50 and M5 are easily accessible and there are international airports within 1½ hours at Birmingham and Bristol.

The area around the Malvern Hills on the Herefordshire/Worcestershire border is much sought after for its recreational opportunities. These include golf courses at Worcester, Malvern and Dymock; racecourses at Hereford, Worcester and Cheltenham; an excellent theatre and concert hall in Malvern; and the area has a multitude of glorious walks and rides through the surrounding countryside and across the iconic Malvern Hills.



## The property

The Cross is a characterful period property in a peaceful rural location surrounded by pretty countryside in a desirable corner of the county between Ledbury and the Malvern Hills. The original detached cottage has evolved into a superb family home with well-proportioned, practical and stylish accommodation. The versatile range of outbuildings provide office space and a potential annexe as well as gym, garage and workshops. The garden has large areas of level lawn, well tended borders, mature shrubs, fruit trees and views over the paddocks towards woodland.





## Services

Mains electricity and water (metered), ground source heat pump supplying central heating and hot water to the house, office and gym. Private drainage via a treatment plant.

5.4 KW solar PV installation.

Gigaclear fibre broadband.

## Property information

Tenure: Freehold

Local Authority: Herefordshire Council. Tel: 01432 260000

Council Tax: Band G (£3495.45 for 2022/23)

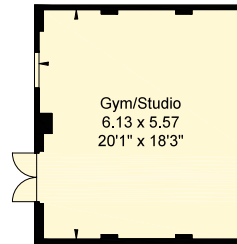
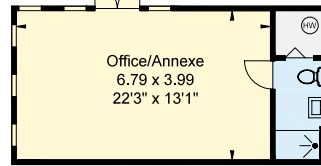
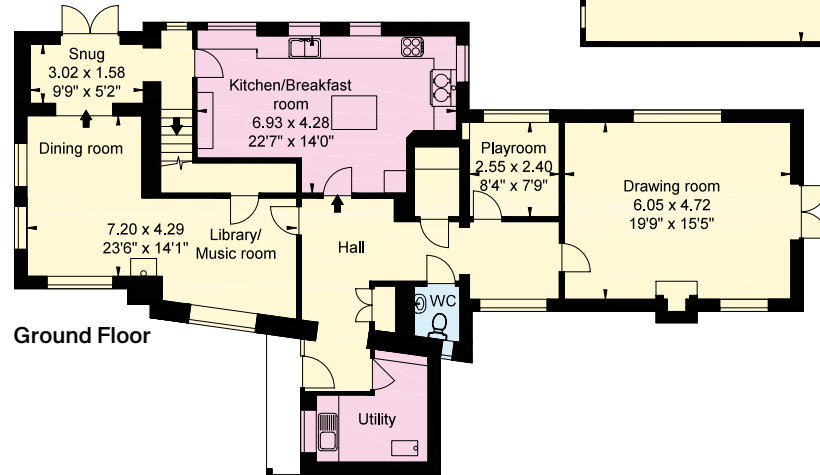
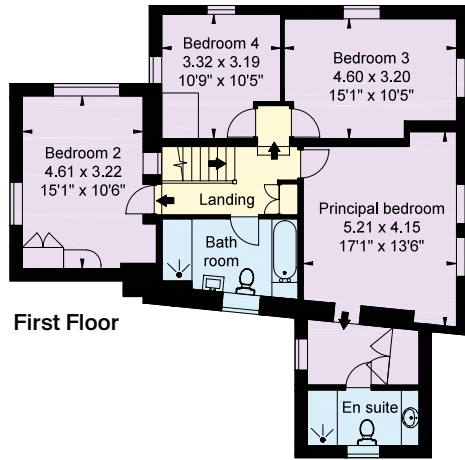
EPC Rating: C

## Directions (HR8 IJL)

<https://w3w.co/demand.gladiator.switched>







**Outbuildings**

Not shown in actual location / orientation



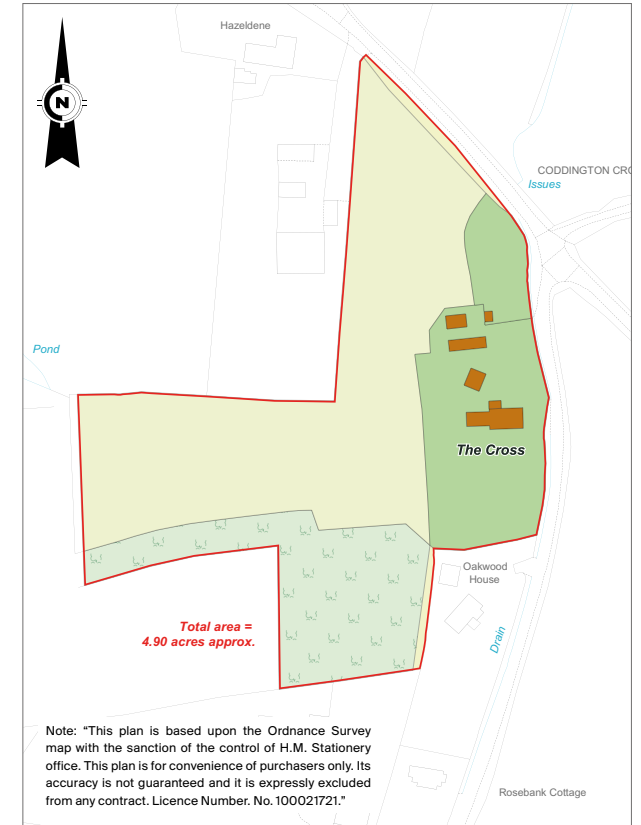
**Approximate Gross Internal Floor Area**

**House: 225 sq m (2,422 sq ft)**

**Outbuildings: 144 sq m (1,551 sq ft)**

**Total: 369 sq m (3,973 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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