



BIRCH PLACE

HR2 8HL



BIRCH PLACE, MUCH BIRCH HR2 8HL

A superb modern house, built in 2016 in an elevated location on the edge of the village with far reaching views over open countryside.



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EPC

B

Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

- Fabulous, 45 foot, open-plan living area with two sets of French doors opening to the terrace and garden
- Two further reception rooms on the ground floor
- Oak and glass staircase and galleried landing
- Principal bedroom with walk-in wardrobe and en-suite shower. Three further double bedrooms
- Under floor heating on ground and first floors provided by an air source heat pump
- Block paved parking area
- Integral garage, insulated and plastered with French doors to the garden, and would therefore make an excellent Gym, Office or additional reception room
- Attractively landscaped and private rear garden with views







SERVICES

Utilities – Mains electricity, water (metered). Air source pump providing under floor heating and hot water. Private sewage treatment plant

Flood risk – Very Low. (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider

Internet connection - Ultrafast FTTP Broadband connection is available

Not Listed, not in a National Park, Conservation Area or AoNB

No Public Rights of Way cross the property



LOCATION

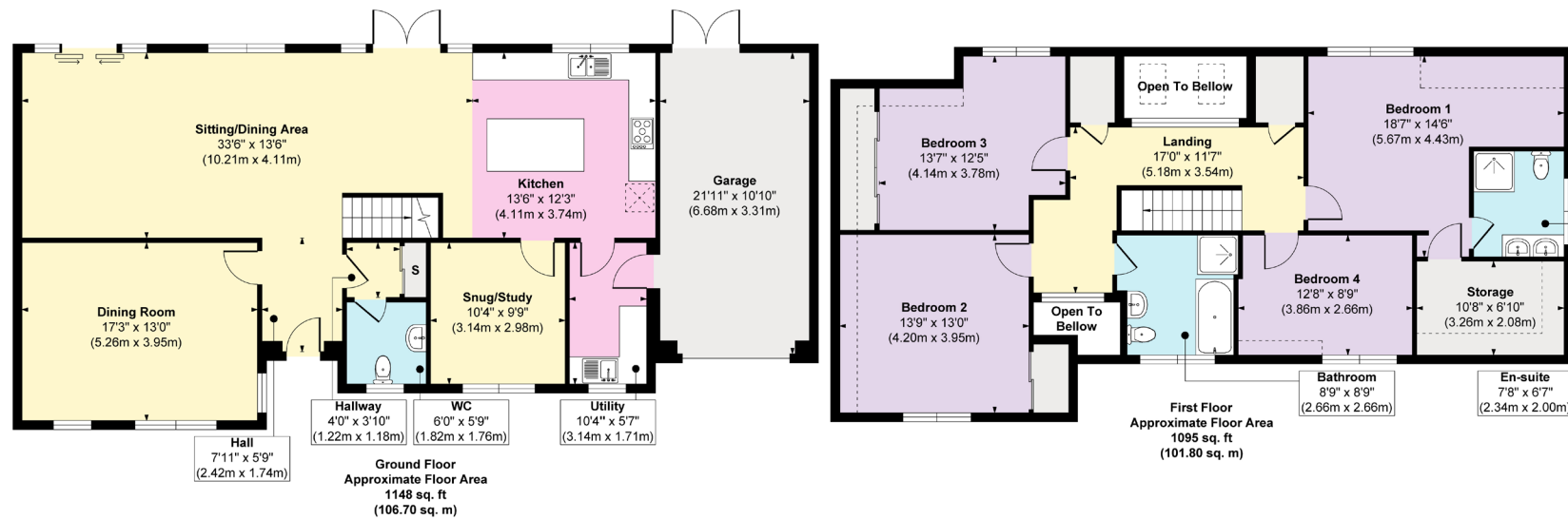
Much Birch is a popular village located between Hereford and Ross on Wye, and therefore has excellent access to the M50 / A40 to the Midlands and South Wales. There is a good range of local amenities including a pub, hotel and restaurant, primary school, well-regarded Steiner Academy school (3 miles), doctors' surgery, church and village hall.







Birch Place, Much Birch, Hereford, HR2 8HL



Approx. Gross Internal Floor Area
Main House = 2243 sq. ft / 208.50 sq. m
Garage = 237 sq. ft / 22.10 sq. m



FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

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