



DOREFIELD COURT

HR2 OSF



DOREFIELD COURT, PETERCHURCH HR2 0SF

A spacious and well designed modern house in a desirable village.



5



3



4

EPC

B

Local Authority: Herefordshire Council

Council Tax band: F

Tenure: Freehold



THE PROPERTY

- A spacious and stylish modern home, completed in 2025 the house provides high spec. accommodation extending to nearly 3000 sq. ft. on two storeys
- The house has an elegant and light-filled kitchen, beautifully appointed bathrooms, well proportioned reception rooms and five generous bedrooms
- Driveway parking, detached garage block and large home office
- Level garden extending to around 1/2 an acre







SERVICES

Utilities – Mains electricity, water (metered) and sewerage. Air source pump providing under floor heating and hot water

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

- Peterchurch lies in the heart of Herefordshire's Golden Valley. It is a picturesque area of gently rolling countryside in the lee of the Black Mountains

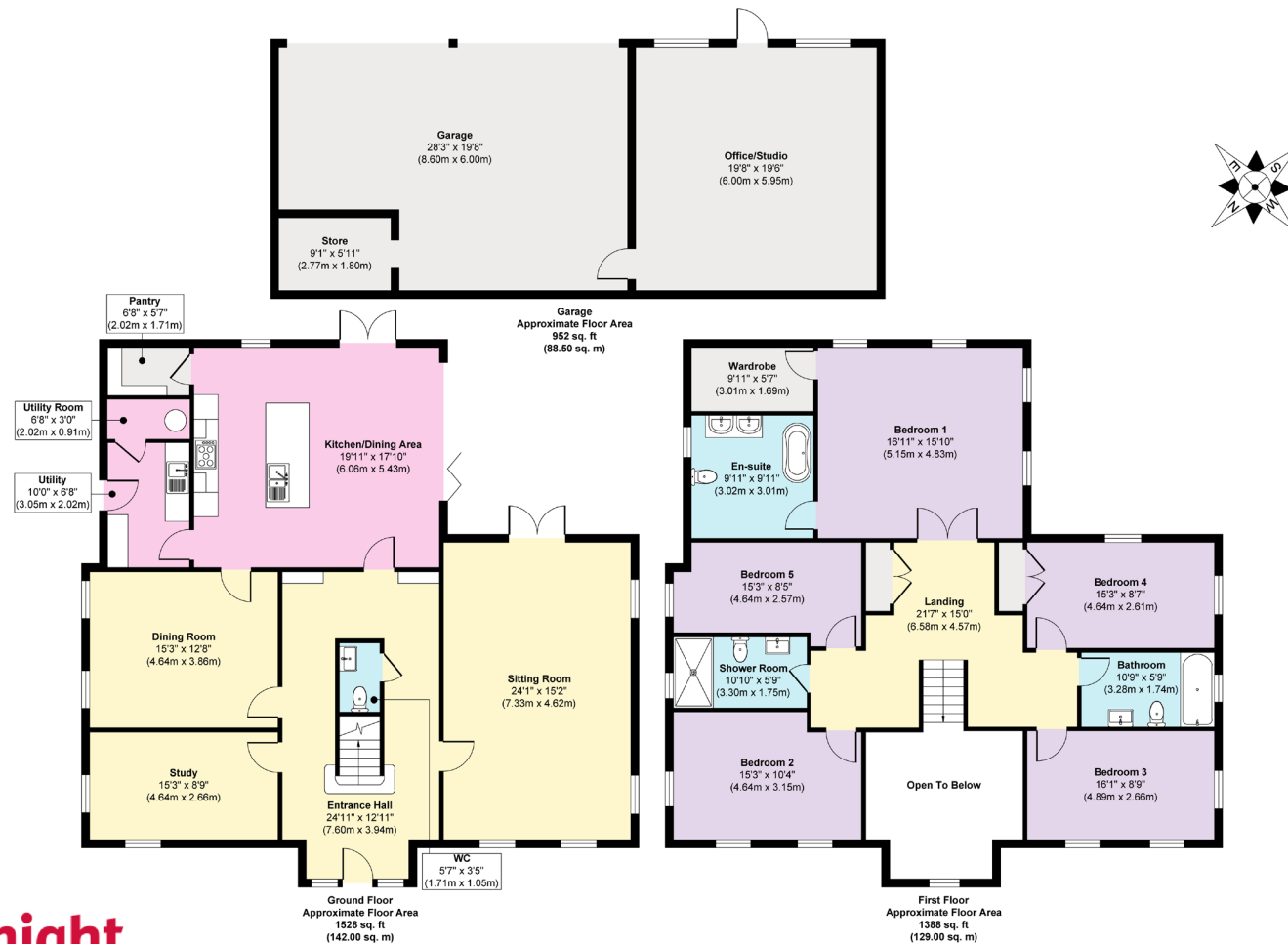
- Dorefield Court occupies a peaceful position on the edge of the village. Nearby facilities include a post office and general store, doctors surgery, two pubs, village hall and cafe. Peterchurch primary school is rated "Good" by OFSTED whilst Fairfield High School, located just outside the village is rated "Outstanding". There are more services in the popular market town of Hay-on-Wye (9 miles) and the cathedral city of Hereford (13 miles)







Dorefield Court, Peterchurch , Herefordshire, HR2 0SF



Approx. Gross Internal Floor Area
Main House = 2916 sq. ft / 271.00 sq. m
Garage = 952 sq. ft / 88.50 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.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

We would be delighted
to tell you more.

Charles Probert
01905 723436
charles.probert@knightfrank.com

Knight Frank
Kingsway House, 40 Foregate Street
Worcester WR1 1EE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP