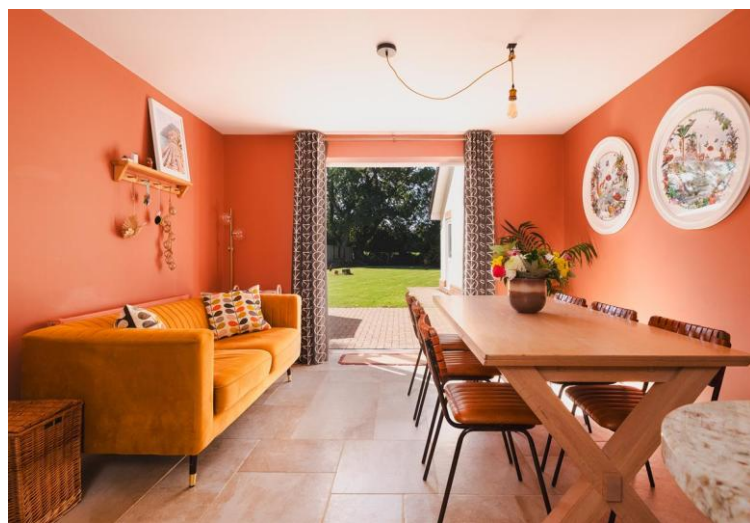




STUNNING RURAL VILLAGE LOCATION WITH FAR REACHING VIEWS. EXCEPTIONALLY WELL PRESENTED HOME ON SMALL AND WELL DESIGNED DEVELOPMENT. GENEROUS GARDENS AND AMPLE PARKING.

EPC B

5 Malferna View - Guide Price: £585,000

Garway, Hereford, Herefordshire HR2 8FF

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5 Malferna View

Location

Positioned in a fabulous rural location with far reaching views, Malferna View is on the edge of Garway Village, described by Michael Raven as "A fine and proper village with real character, the centre of a scattered agricultural parish."

Opposite the Garway Moon pub is the fine croquet lawn, part of the large and attractive common, and nearby is the outstandingly 'green' new village hall, and well regarded primary school. Down the road from the common is the ancient Church of Saint Michael, associated with both the Knights Templars, and the Knights Hospitallers. Adjacent is a Grade I Listed Dovecoat, of 1326, "the finest Medieval Dovecote in England". On the outskirts of the village is beautiful Garway Hill (1200ft) from the summit of which, on a clear day, once can view seven counties! Garway is well positioned for access to Ross and the M50, Monmouth, Hereford and Abergavenny.

Property Description

Constructed approximately 5 years ago 5 Malferna View is one of four individually designed, detached houses on a spacious and appealing development which takes every advantage of the breathtaking far reaching views. Positioned to the side of the close the property benefits from a generous plot, with large gardens to the rear as well as to the front, and having the advantage of 4 parking spaces!

The entrance hall is spacious and inviting and leads through to the 22' kitchen/diner which has French doors opening directly onto the sun terrace, ideal for alfresco dining. The kitchen is exceptionally well appointed with a range of built in appliances including a wine chiller! There is also an 18' living room again with French doors giving access into the garden. The attractive staircase leads to the open landing, again giving a true sense of space. Here one finds four bedrooms the master having the benefit of an ensuite shower room, together with a family bathroom with separate shower cubicle.

The current owners have used a range of rich colours in both their decor and furnishings resulting in the creation of a most appealing home. This combined with breathtaking views from all of the front windows, as well as large and private gardens, 5 Malferna View offers modern and stylish, rural living. For those potentially interested we recommend an early viewing.

ACCOMMODATION:

Entrance Hall

Kitchen/Diner 6.82m (22ft) x 3.77m (12ft 2in)

A light filled room from the French doors giving access to the sun terrace beyond. The sleek modern kitchen is fitted with a range of floor and wall mounted units with granite worktops over. There are a range of integrated appliances including built in oven, fridge freezer, dishwasher and microwave and wine chiller. Tiled floor.





Living Room 5.68m (18ft 4in) x 4.90m (15ft 10in)

With French doors to the garden and a window to the side elevation again a room filled with natural light. Carpet.

Utility Room 3.35m (10ft 10in) x 2.63m (8ft 6in)

A most useful space with storage cupboards, fitted units and sink. Plumbing for washing machine. Door giving access to the rear garden. Ideal gas fired boiler.

Cloakroom

Hand basin and w.c.

Landing

Stairs lead to the open and light filled landing with window to front elevation giving far reaching views.



Bedroom One 3.85m (12ft 5in) x 3.61m (11ft 8in)

With window to the front elevation the views are stunning! A well proportioned room with door to

En Suite Shower Room

Suite comprising shower cubicle, hand basin and w.c.

Bedroom Two 3.38m (10ft 11in) x 3.33m (10ft 9in)

Window overlooking garden to the rear. Built in wardrobe. Carpet.

Bedroom Three 3.38m (10ft 11in) x 2.84m (9ft 2in)

Window to front elevation again giving stunning rural outlook. Built in wardrobes. Carpet.

Bedroom Four/Study 3.66m (11ft 10in) x 2.11m (6ft 10in)

Window to rear elevation. Carpet



Family Bath & Shower Room

Suite comprising bath, shower cubicle, hand basin and w.c. Tiled floor. Heated towel radiator.

Outside

The entrance road leads to the property where there are two parking spaces adjacent as well as the driveway which leads to the single garage. To the front an enclosed lawned garden which extends to the far side of the development where the current owners have taken advantage of the mature tree with a children's tree swing! Accessed either via a pedestrian side gate or via the house is the large, enclosed, rear lawned garden with mature trees to the far end.



Services

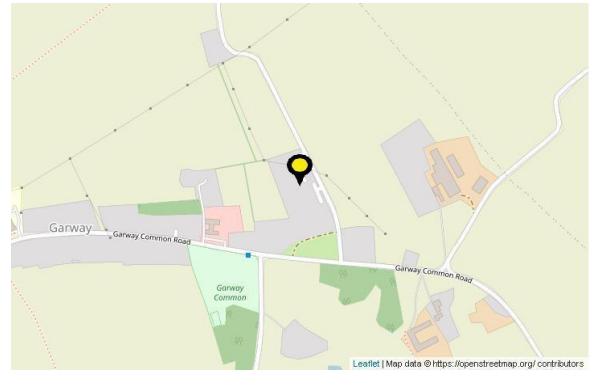
We have been advised that mains services water and electricity are connected to the property. LPG central heating. Private drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

Directions

From Ross-on-Wye, take the A49 towards Hereford, turning left onto the B4521 towards Abergavenny. Follow this road, crossing two sets of crossroads and soon after Broad Oak garage turn right. Stay on this road for just over one mile and just before reaching the village green in Garway turn right, and Malferna View is accessed via the second entrance on the left, with Number 5 being in the far left corner.



General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

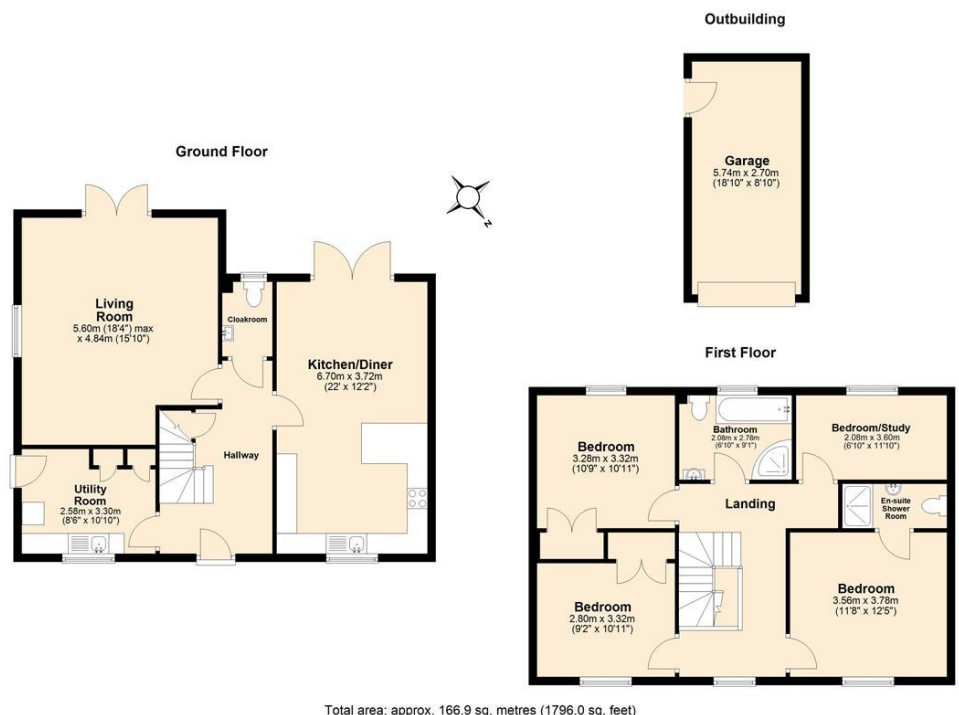
Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Ross-on-Wye Office

30 Gloucester Road, HR9 5LE

