

for sale

£875,000



Hill House Hill House Kingsthorpe Hereford HR2 8HH

This stunning large detached family home has been modernised throughout and is one you must see to fully appreciate the size, finish and location. Looking out over beautiful far reaching views and offering plenty of space for parking and entertaining this is the perfect home and one you don't want to miss. Hill House is situated just 6 miles south of the city of Hereford and has easy access to it. The gated sweeping driveway leads you up to this very impressive property. Take a moment to turn and appreciate the stunning and far-reaching views beyond the well-established, pretty gardens either side of the drive. Briefly comprising: off road parking, double and single garages, entrance porch, welcoming hallway, lounge, dining room, office, kitchen, conservatory, utility room, downstairs W.C, first floor landing, four bedrooms, study room, family bathroom and shower room.

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Approach

A drop curb giving access to the tarmac driveway which is situated behind electric double opening doors. The large driveway branches out to the single garage/store and large barn creating plenty of space for parking. To the front of the home there is plenty of lawn space which is surrounded by mature shrubs, plants and trees with a beautiful extremely large entertaining terrace area built to the length of the house and finished in 20mm thick anti slip Italian porcelain paviours with multi choice colour lighting system. This area is perfect for entertaining guests and relaxing whilst looking out over beautiful far-reaching views. Door to the side giving access to:

Entrance Porch

Double glazed door to side elevation with double glazed windows to side and rear elevations, central heating radiator, with a featured wall, Italian porcelain tiled flooring, ceiling light point and door leading to the welcoming hallway.

Entrance Hall

Double glazed window to rear elevation, stairs leading to the first floor landing, under stairs storage, Italian porcelain tiled flooring, underfloor heating, two wall light points, and doors leading to the following:

Downstairs W.C

Double glazed window to rear elevation, wash hand basin vanity unit, low level W.C, Italian porcelain tiled flooring, central heating radiator and spot lights to the ceiling.

Lounge

22' 9" x 15' 5" (6.93m x 4.70m)

Double glazed windows to front elevation looking out over beautiful far reaching views, double glazed window to side elevation, double glazed patio doors to the side leading out to the Italian porcelain tiled patio, log burner with a featured surround, under stairs storage, four wall light points, Italian porcelain tiled flooring with under floor heating.

Dining Room

14' 5" x 10' 10" (4.39m x 3.30m)

Double glazed window to front elevation look out over stunning far reaching views, double glazed French doors leading out to the Italian porcelain tiled patio, two wall light points, Italian porcelain tiled flooring with under floor heating.

Kitchen

15' 11" x 11' (4.85m x 3.35m)

A fitted kitchen with wooden wall and base units with garnet work surfaces over, one and a half bowl sink and drainer, double oven and grill with a has hob and cooker hood over, integrated microwave, plumbing for dish washer and space for American style Fridge freezer, central heating radiator, spot lights to the ceiling, Italian porcelain tiled flooring, door to the large walk in pantry with a further door leading to the conservatory and double glazed window to front elevation looking out over far reaching views.

Conservatory

10' 7" x 7' 1" (3.23m x 2.16m)

A brick built construction with double glazed windows to side and front elevations, central heating radiator, Italian porcelain tiled flooring, central heating radiator and fan and light point to the ceiling.



Office

10' 4" x 8' 4" (3.15m x 2.54m)

Double glazed window to rear elevation, double glazed door to the rear leading to the back of the home, Italian porcelain tiled flooring with under floor heating and door leading to the utility room.

Utility Room

8' 4" x 4' 8" (2.54m x 1.42m)

Fitted with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, central heating boiler, Italian porcelain tiled flooring with under floor heating and ceiling light point.

First Floor Landing

Double glazed windows to side and rear elevation, airing cupboard which houses the water tank, central heating radiator, storage cupboard, loft access, three light points and doors leading to:

Master Bedroom

17' 5" Max x 15' 6" (5.31m Max x 4.72m)

Double glazed door to the front leading out to the balcony, double glaze window to the front looking out over far reaching views, two central heating radiators, archway leading to the walk in wardrobe, wall light points and coving and light point to ceiling.

Bedroom Two

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to front elevation looking out over far reaching views, double glazed window to side elevation, central heating radiator, built in wardrobes and ceiling light point.



Bedroom Three

14' 4" x 10' 10" (4.37m x 3.30m)

Double glazed window to front elevation, central heating radiator and ceiling light point.

Bedroom Four

9' 7" x 8' 4" Max (2.92m x 2.54m Max)

Double glazed window to rear elevation, central heating radiator and spot lights to the ceiling.

Bedroom Five/Nursery

6' 3" x 5' 3" (1.91m x 1.60m)

Double glazed door to the rear leading to the balcony, double glazed window to rear elevation, central heating radiator and ceiling light point.

Family Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin vanity unit, low level W.C, fully tiled, central heating radiation, extractor fan and spot lights to the ceiling.

Family Shower Room

A modern white suite briefly comprising: walk in shower, low level W.C, wash hand basin vanity unit, ladder style wall mounted radiator, extractor fan, spot lights and double glazed window to side elevation.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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