

for sale

offers in the region of **£715,000**



Webbs Meadow Lyonshall Kington HR5 3FT

Finished to a premium standard throughout this beautiful detached home offers a perfect blend of contemporary design and traditional charm. Situated in a popular accessible village location this wonderful home looks out over countryside views and is one you must see to fully appreciate.

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Approach

A drop curb and private gates giving access to the generous Forest of Dean gravelled drive, which could easily accommodate four vehicles. This is in addition to a well-presented oak framed double garage, which has both power and lighting installed. You also have a well stocked wrap-around garden and lawns which leads to the rear of the home and the door to the front gives access to:

Entrance Hall

Stepping through the double glazed sapele front door you are immediately entering into the large open-plan dining hall/lounge/kitchen and are instantly struck by the beauty of the French oak timbers, and seashell limestone flooring and under floor heating throughout.

Lounge Area

30' 8" x 22' (9.35m x 6.71m)

Triple glazed windows to front and two to the side elevation, triple glazed French double doors opening onto one of three patios, fitted Aspect 8 log burning stove within a backlit brick inglenook fireplace and carved sandstone mantelpiece multiple lighting options and oak beams feature throughout.

Dining Room

Two triple glazed windows to rear elevations, sleek seashell limestone tiled flooring continuing into the generous and beautifully appointed kitchen, ceiling light point and wall light points with the bespoke American white oak staircase leading to the first floor landing.

Kitchen

35' 4" x 11' 9" (10.77m x 3.58m)

Fitted kitchen with soft close wall and base units, combined with a calcatta gold quartz worktop over, double Belfast ceramic sink and double drainer integrated into work surfaces, water softener, space for oven, microwave/grill, fridge freezer and dishwasher, large 3.2m long central island, concealed pop-up downdraft extractor and integral charging point, space for a range cooker, cupboards, drawers and granite cosmic black work surface, double glazed window to front and side elevations, and open to the kitchen is the double glazed garden room, which is a lovely light space within which to enjoy views over the garden and having Kloeber sliding door out to the large south facing patio space with a cottage oak door leading to the following.

Utility Room

11' 5" x 7' (3.48m x 2.13m)

Triple glazed windows to front and side elevations and door to the side giving access to the rear garden, quartz work surfaces with sink and drainer, space and plumbing for washing machine, heated water tank, soft close wall and base units and downlights to ceiling with feature oak door leading to the cloak room.

Cloakroom

Triple glazed window to rear elevation, low level WC, wash hand basin with vanity, under floor heating and ceiling light point.

Landing

Spacious area, triple glazed window to front elevation, spotlights with vaulted oak beamed ceilings, full fibre broadband router



point and solid oak doors to the following.

Bedroom One

18' 3" x 12' 2" (5.56m x 3.71m)

A generously-sized master bedroom with triple glazed window to front and four to rear elevation, under floor heating, ceiling light point and also has the added benefit of an additional large walk-in dressing room/study.

Dressing Room/Study

12' 11" x 6' 7" (3.94m x 2.01m)

Single ceiling light point, velux windows with remote controlled solar powered blinds to front and rear, and under floor heating.

En Suite

Modern white suite briefly comprising of free standing cast iron bath with mixer taps, shower cubicle, cast iron blue ceramic wash hand basin with vanity unit, low level W.C, electric heated ladder style radiator, light point, and triple glazed window to rear elevation.

Bedroom Two

14' 1" x 10' 8" (4.29m x 3.25m)

Triple glazed window to rear with surrounding countryside views, under floor heating and solid oak wooden beams with light point to the ceiling and spotlights

Bedroom Three

14' 1" x 12' 10" (4.29m x 3.91m)

Triple glazed window to front elevation, under floor heating,

ceiling light point and spotlights illuminating beams.

Shower Room

Modern white suite briefly comprising of shower cubicle with glass door, wash hand basin with vanity unit, low level W.C, wall light point, underfloor heating, triple glazed window to rear elevation and electric heating ladder style radiator.

Garage

19' 1" x 19' 8" (5.82m x 5.99m)

Double opening doors, power and lighting.

Rear Garden

There is an abundance of spacious patio spaces as well as a further lawn area at the back of the property, which is interspersed with specimen trees and shrubs and well-stocked borders. Hedging populated by wildflowers attracting a variety of wild birds. The garden enjoys good views and private space for outside dining. There also are 3 double electric sockets, two outside taps and nature friendly perimeter lighting.





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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