

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST IMPRESSIVE NEW DETACHED HOUSE IN A POPULAR VILLAGE LOCATION OFFERING VERY SPACIOUS ACCOMMODATION TO BE APPOINTED TO A VERY HIGH STANDARD THROUGHOUT BENEFITING FROM AIR SOURCE HEATING AND DOUBLE GLAZING, WITH 5 BEDROOMS (2 ENSUITE), QUALITY KITCHEN WITH BOSCH APPLIANCES, GOOD SIZED GARDEN AND DETACHED DOUBLE GARAGE.

EPC: (TBC)

Oak View (Plot 1) - £635,000 Guide Price

Sandfields, Bromsberrow Heath, Ledbury, Herefordshire, HR8 1NX

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Oak View (Plot 1)

Location & Description

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The property also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

An attractive detached family house in the course of construction forming part of a small select new development in the popular village of Bromsberrow Heath.

The property is to be appointed to a very high standard throughout and will have a 10 year build warranty. It will benefit from double glazing, air source heating (underfloor on the ground floor and radiators on the first floor) and a mechanical heat recovery system.

The very spacious accommodation will have many fine features including oak internal doors, high quality kitchen and bathroom fittings and porcelain tiled and carpeted floors.

It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, a study, living room, a large dining kitchen/family room with Bosch appliances and a utility room. On the first floor the landing gives access to a master bedroom with an Ensuite dressing room and bathroom, a second bedroom with Ensuite shower room, three further good sized bedrooms and a family bathroom.

Outside there is a detached double garage, additional driveway parking and a good sized garden.

The accommodation with approximate dimensions is as follows:

Canopy Porch

Reception Hall

With composite double glazed front door. Built-in cloaks cupboard. Stairs to first floor with understairs cupboard.

Cloakroom

To be fitted with a contemporary suite with wash basin and a WC. Double glazed window to front.

Study 3.82m (12ft 4in) min. x 3.20m (10ft 4in)

With double glazed window to front.

Living Room 4.96m (16ft) x 3.97m (12ft 10in)

With double window top front. Double doors to family room.

Spacious Kitchen/Family Room 11.05m (35ft 8in) x 5.89m (19ft) max.

To be fitted with an extensive range of contemporary kitchen units with fitted Bosch appliances. Bi-fold doors from family





area giving access to the rear garden. Further double glazed double doors to rear and double glazed window to rear.

Utility Room 3.82m (12ft 4in) x 1.70m (5ft 6in)

With fitted appliances. Double glazed door to side.

Landing

With airing cupboard.

Bedroom 1 3.87m (12ft 6in) min. x 3.30m (10ft 8in) min.

With Double glazed window to front.

Ensuite Dressing Room 3.41m (11ft) x 2.17m (7ft)

Ensuite Bathroom

To be fitted with a high quality suite comprising a bath, shower cubicle, wash basin and a WC. Double glazed window to front.

Bedroom 2 4.13m (13ft 4in) x 3.97m (12ft 10in) max.

With double glazed window to front.

Ensuite Shower Room

To be fitted with a high quality suite comprising a shower cubicle, wash basin and a WC. Double glazed window to front.

Bedroom 3 3.92m (12ft 8in) min. x 3.87m (12ft 6in)

With double glazed window to rear.

Bedroom 4 3.87m (12ft 6in) x 3.15m (10ft 2in)

With double glazed window to rear.

Bedroom 5 3.20m (10ft 4in) max. x 2.58m (8ft 4in)

With double glazed window to front.

Family Bathroom

To be fitted with a high quality suite comprising a bath, shower cubicle, wash basin and a WC. Double glazed window to side.

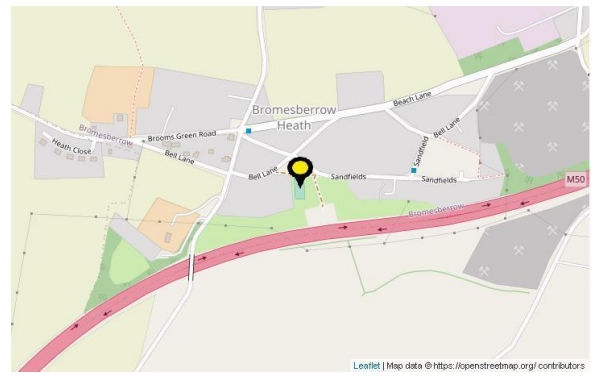
Outside

To the front of the property there will be a lawned garden and a **DETACHED DOUBLE GARAGE** with additional driveway parking.

A gated pathway to the side of the house gives access to good sized rear garden being arranged with an area of lawn and a large feature paved terrace.

Directions

From the agent's Ledbury office turn right and proceed along the Southend and continue out of Ledbury on the A417 Gloucester road. After about 4 miles take the second signposted turning on the right to Bromsberrow Heath (Beach Lane). Take the second left into Bell Lane and then turn left into Sandfield. Turn right at the 'T' junction and continue along the lane and the property will be found on the left hand side.



Services

We have been advised that mains water, electricity and drainage are connected to the property. 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 infer 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.

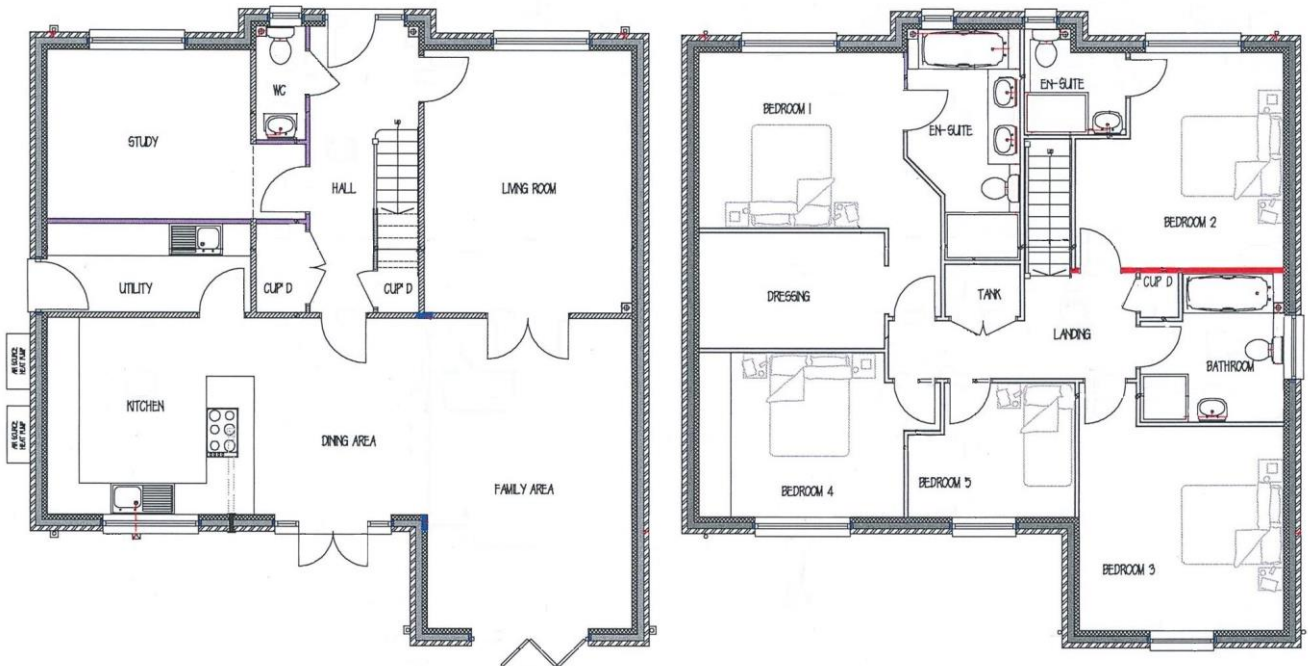
General

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.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) o

Council Tax To be assessed.

EPC The EPC rating for this property is (tbc).



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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.
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