



**Situated Within The Heart Of The Favoured Village Of Bosbury A Three Bedroom Grade II Listed Period Property Offering Deceptively Spacious Extended Accommodation Of Considerable Charm And Character With A Generous South Facing Rear Garden , Carport With Attached Workshop , Generous Off-Road Parking And Outside Office.**

**EPC E.**

**VIEWING HIGHLY RECOMMENDED**

## Oak Cottage – Guide Price £435,000

Bosbury, Ledbury, Herefordshire, HR8 1PX



# Oak Cottage

## Location & Description

Oak Cottage is situated in the heart of the popular village of Bosbury, which has a primary school, church, village hall and public house. Ledbury is approximately 4 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically well placed for access to a number of major centres including the city of Worcester (14 miles), Hereford (16 miles), Malvern (9 miles). In Malvern itself there is an excellent range of facilities including Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern also has two railway stations and Junction 7 of the M5 motorway at Worcester is only about ten miles away. The area is also renowned for its educational facilities including a variety of highly regarded primary state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

## Property Description

Oak Cottage is a delightful Grade II listed period property offering deceptively spacious accommodation of considerable charm and character with many fine period features including a wealth of exposed timbers, stripped latch doors and original fireplaces.

The extended accommodation is arranged on the ground floor with an entrance vestibule, reception hall, shower room, cosy sitting room with wood burner, dining room, spacious breakfast kitchen and a attractive conservatory with doors leading onto the garden. On the first floor is a master bedroom with study/dressing room off and connecting door to the family bathroom and two further double bedrooms.

The property has a long south facing rear garden attractively laid out with a paved seating area to enjoy outside dining, two areas of lawn along with a vegetable bed for the keen gardener. There is also a useful outside office with a telephone line connected.

At the bottom of the garden there is vehicular access leading to a carport and attached workshop with generous off road parking.

The agent highly recommends an early inspection to appreciate this delightful property and all that it has to offer.

## Entrance Vestibule

With wooden front door. Tiled floor. Exposed timbers. Wall light. Mutil-paned glazed door to:

## Reception Hall

With a tiled floor. Exposed timbers. Radiator. Opening through to sitting room. Stripped doors to dining room and shower room. Stairs to first floor.

## Shower Room

With a white suite comprising a tiled shower cubicle. Wash hand basin with tiled splash back. WC. Wall mounted electric heater. Shaver light point. Extractor fan.

## Sitting Room 7.18m (23ft 2in) x 3.07m (9ft 11in)

With a wealth of exposed timbers. Feature fireplace with wood burner. Tiled floor. Radiator. Double glazed window to front. TV point.





**Dining Room 4.96m (16ft) x 3.75m (12ft 1in)**

With exposed timbers. Feature fireplace with fitted stove. Tiled floor. Opening through to the conservatory and breakfast kitchen.

**Breakfast Kitchen 6.12m (19ft 9in) x 3.15m (10ft 2in)**

Fitted with a range of contemporary units comprising wall mounted cupboards, glass fronted display cabinets and base units with work surfaces over and tiled surrounds. Stainless steel one and a half sink unit. Integrated appliances to include BOSCH double over with ceramic hob over and extractor. Plumbing and space for washing machine and dish washer. Space for fridge/freezer. Floor mounted oil central heating boiler. Tiled floor. Six ceiling downlighters. Double glazed window to rear with garden views. Useful store cupboard with light and power. Bespoke staircase giving access to the first floor bathroom. Open to the:

**Conservatory 6.12m (19ft 9in) x 1.73m (5ft 7in)**

With a glazed roof. Double glazed windows to side and double glazed French doors giving access to the garden.

**First Floor Landing**

With exposed timbers.

**Bedroom 1 4.99m (16ft 1in) x 3.77m (12ft 2in)**

With step up. Exposed timbers. Stripped latch door. Fitted double wardrobe. Airing cupboard. Double glazed window to rear. Steps up to:

**Inner Hall**

With double glazed widows to either side and door to:

**Study/ Dressing Room 3.07m (9ft 11in) x 2.53m (8ft 2in)**

With double glazed Velux roof window. Radiator. Door to:

**Bathroom**

With feature claw foot bath, Wash hand basin with tiled splashback. WC. Radiator. Extractor fan. Double glazed window to rear with outlook over the garden. Trap door giving access to the staircase from the kitchen.

**Bedroom 2 4.78m (15ft 5in) x 3.51m (11ft 4in)**

With front aspect double glazed windows and views to the church. Exposed timbers. Stripped latch door. Fitted wardrobes. Feature antique ships wash basin (plumbed in) Radiator.

**Bedroom 3 3.54m (11ft 5in) x 3.51m (11ft 4in)**

With exposed timbers. Window to side. Further window over stairwell. Double glazed Velux roof window. Radiator.

**Outside**

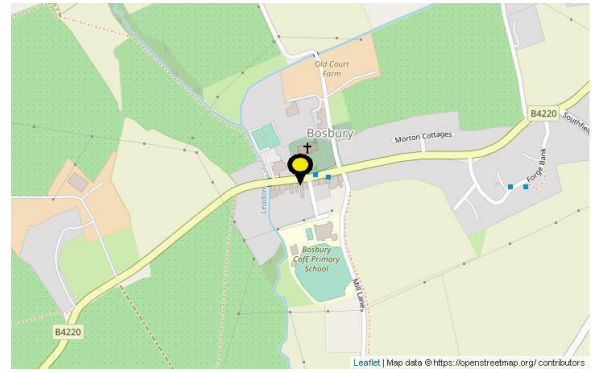
To the rear is a long south facing garden arranged with a paved patio, areas of lawn with attractively planted flower borders and mature shrubs. For the keen gardener is a raised vegetable bed. At the bottom of the garden there is rear vehicular access leading to a CARPORT and attached WORKSHOP with security lighting. There is a useful outside cold water tap.

Included in the sale is an outside OFFICE with telephone connected, light and power.



## Directions

From the agent's Ledbury office turn left at the traffic lights and proceed along the High Street and the Homend. Bear right at the railway station on to the B4214. Continue out of Ledbury and proceed in to the village of Bosbury. The property is located on the right hand side just before the church.



## Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is oil fired. 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.

## 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 Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "D"

## EPC

The EPC rating for this property is E (44).

GROUND FLOOR  
999 sq ft (92.8 sq m) approx.



1ST FLOOR  
719 sq ft (66.8 sq m) approx.



TOTAL FLOOR AREA - 1717 sq ft (159.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Mark with Message 61252



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
Ledbury@johngoodwin.co.uk

### 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.

