

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A THREE BEDROOMED DETACHED HOUSE SITUATED IN A SEMI RURAL SETTING ON THE EDGE OF THE VILLAGE OF BOSBURY IN THE EXCLUSIVE TEMPLARS CHASE OFFERING A DISTINCTIVE COLLECTION OF TWENTY ONE HOMES. GARDEN & OFF-ROAD PARKING. EPC TBC.**

**AVAILABLE NOW.**

**INCENTIVES AVAILABLE. (conditions apply)**

## Plot 6, The Golding - Guide Price £445,000

Brook Lane, Ledbury, HR8 1QD



# Plot 6, The Golding

## Location & Description

Templars Chase is a distinctive collection of twenty-one 2, 3, 4 and 5 bedroom homes found in the historic village of Bosbury. Cotswold Oak's beautiful individually designed homes are inspired by the architecture abundant in Bosbury, paying homage to the past with their heritage detail and effortless elegance.

The desirable village of Bosbury is perfectly positioned 3.5 miles north of Ledbury, just over 8 miles from Great Malvern and between the cathedral cities of Worcester and Hereford. Bosbury is bursting with warmth and tradition, the perfect place to call home. A home where the true sense of community is realised and where the beauty of village life is a reality.

The heart of this neighbourhood is its active parish hall which is within walking distance and plays host to a weekly post office and any number of clubs and classes from tennis, bowls, cricket along with the popular 'Flicks in the Sticks'. Similarly, the nearby Holy Trinity Church, steeped in history hosts bell ringing groups and 'Bosbury Brew' each week where locals meet for coffee and cake, further enriching this villages' strong sense of community. 'The Bell Inn' pub sits opposite the Church and is well thought of locally for its good food and relaxed atmosphere and prides itself for being 'a country pub for country people'.

For those looking for a livelier experience, in just a few minutes' drive is the old market town of Ledbury with its cobbled streets and fascinating market-place. Its charming and characterful high street is rich in independent coffee houses, boutiques and eateries and is ideal for a day out. Alternatively, if being active outdoors is for you, the Herefordshire Trail long distance footpath boasts panoramic views and The National Byway perfect for road bikes both pass through the village allowing you to explore further afield market towns and villages.

When you purchase a home within the Herefordshire area, you can be assured that you will have access to a wealth of educational opportunities, some within walking distance and all within 20 minutes' drive of your new home.

A short walk from Templars Chase is Bosbury's popular Primary School which has an 'Outstanding' Ofsted rating, while John Masefield Secondary School in Ledbury is just over 10 minutes' drive away. Within a short distance are the renowned independent schools of Malvern, St James' Girls School and Malvern College as well as The Chase state school.

For commuters, Bosbury and surrounding areas are easily accessible via a convenient road network. The village is situated on the B4220 which links to the A4103, along with other main 'A' roads such as the A417, A438 and the A449 all in close proximity. Usefully, there is a regular bus route operating from the village to Ledbury and Worcester, with additional services to Ledbury on school days.

In addition, you will be spoilt for choice for railway stations with Ledbury located 4 miles away, Colwell in 5 miles and Great Malvern and Malvern Link in 7 miles boasting routes to Birmingham, Cardiff, Bristol, Reading, London and Manchester.

## Property Description

This excellently appointed detached home has been uniquely designed to display its detailed craftsmanship which is echoed internally across its three bedrooms and two floors.

Immediately as you enter The Golding the spacious hallway presents a warm and welcoming ambience and boasts a convenient cloakroom and understairs storage cupboard. Naturally flowing from the hall is a voluminous and immensely bright kitchen/dining room, benefiting from plentiful storage and complemented by French doors leading to a secluded garden. Adjoining this room is a separate utility room with rear access creating ease and comfort for your household chores. The other side of this home enjoys a study featuring a charming bay window and living room with French doors providing a peaceful retreat.

On the first floor, the principal bedroom benefits from a fitted wardrobe and an opulent en-suite with walk-in shower. Along the landing is a main family bathroom with luxury sanitaryware and two generously proportioned bedrooms.

Externally, this home comprises of a single car port and two further car parking spaces.

## Entrance Hallway

**Kitchen/Dining** 6.92m (22ft 4in) x 3.25m (10ft 6in)

**Living Room** 4.47m (14ft 5in) x 3.25m (10ft 6in)

## WC

**Utility Room** 2.04m (6ft 7in) x 1.63m (5ft 3in)

**Study** 3.25m (10ft 6in) x 3.15m (10ft 2in)

## Landing

**Bedroom 1** 5.09m (16ft 5in) x 3.35m (10ft 10in)

## Ensuite

**Bedroom 2** 3.46m (11ft 2in) x 3.25m (10ft 6in)

**Bedroom 3** 3.46m (11ft 2in) x 3.25m (10ft 6in)

## Bathroom

## Agents Notes

Estate Charge

£479.19 per annum.

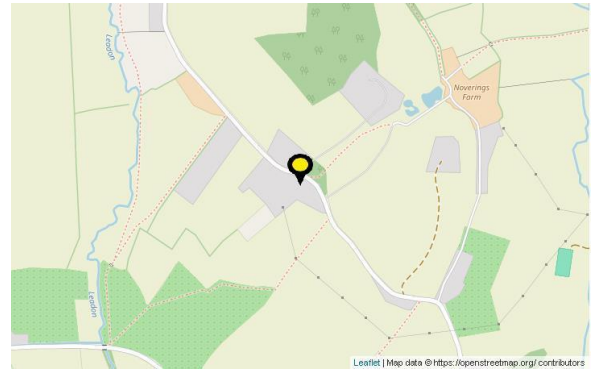
Disclaimer: Please be aware that the furniture in the images has been virtually staged.

Please note that incentives are subject to terms and conditions.



## Directions

what3words ///hires.poster.clubbing



## Services

We have been advised that mains services 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 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)

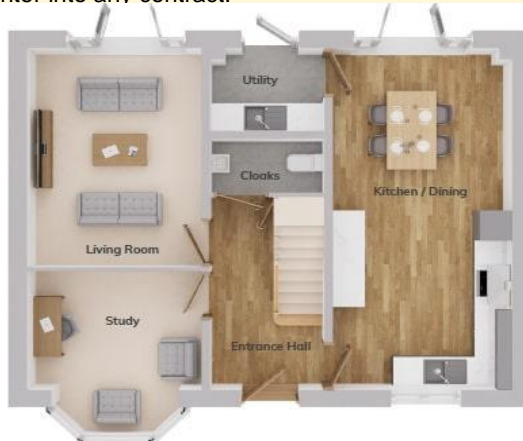
## Council Tax

TBC

## EPC

The EPC rating for this property is (TBC).

Ground Floor



First Floor



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

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### 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.

