

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A MOST ATTRACTIVE DETACHED COUNTRY HOME OCCUPYING AN IDYLIC POSITION AFFORDING FANTASTIC VIEWS ACROSS SURROUNDING COUNTRYSIDE OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION COMPRISING A LARGE DINING/KITCHEN/FAMILY ROOM, LIVING ROOM, THREE DOUBLE BEDROOMS (ONE EN SUITE), EXTENSIVE DRIVEWAY PARKING, DOUBLE CARPORT WITH ADDITIONAL ACCOMMODATION ABOVE, DELIGHTFUL GARDEN AND GROUNDS APPROACHING 7 ACRES.**

EPC E.

## The Gardens - Guide Price £975,000

Bosbury, Ledbury, Herefordshire, HR8 1QF

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# The Gardens

## Location & Description

The Gardens is situated approximately 2 miles from 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

The Gardens is an attractive detached country home situated in a delightful rural location affording fine views across the surrounding countryside. The property has been greatly improved in recent years with a comprehensive scheme of renovation works taking place, all of which have resulted in a fine family home. An impressive extension has been added to create a wonderful open plan kitchen/dining/family room, which enjoys a sunny south west facing aspect overlooking the garden and grounds beyond.

The property is double glazed and benefits from LPG central heating with underfloor heating throughout the ground floor. The accommodation, which extends to approximately 2,117 sq feet, is arranged with an oak framed canopy porch, spacious entrance hall, superb open plan kitchen/dining/family room with Bi fold doors leading to a decked seating terrace, separate living room with a feature inglenook fireplace and wood burning stove, study, useful utility room and cloakroom. On the first floor a landing leads to the master bedroom with an en suite shower room, two further double bedrooms and a shower room.

Outside, the grounds belonging to The Gardens extend to approximately **7 ACRES** and comprise an attractive area of garden mainly laid to lawn with established shrub and plant borders and adjoining fenced **PADDOCKS**. A long sweeping driveway provides ample parking with turning area and leads to a detached **DOUBLE CARPORT** with a **GARAGE/WORKSHOP** and additional living accommodation above. There is also a **STABLE** and a **FIELD SHELTER**.

Given The Gardens secluded position, an early inspection is highly recommended to appreciate this rare opportunity.

The accommodation with approximate dimensions is as follows:

**Canopy Porch** Oak framed canopy porch with security lighting. Solid oak door leading to

**Entrance Hall** Coving, recessed spotlights, exposed stone wall, Karndean flooring. Stairs to first floor with understairs storage cupboard. Open to

**Dining/Kitchen/Family Room 7.33m (23ft 8in) x 4.28m (13ft 10in)**

Superb open plan room flooded with natural light and enjoying a sunny south west facing aspect overlooking the garden and grounds beyond. The kitchen comprises a comprehensive range of painted solid wood wall and floor mounted units with Corian work surface over and matching upstands. Inset one and a half sink unit with bevelled drainer and instant hot water tap. There are several integrated appliances including a **FREEZER, FRIDGE** and **DISHWASHER**. Falcon **RANGE COOKER** with two **OVENS, GRILL** and 5 ring **HOB** (available by separate negotiation) and matching **COOKER HOOD** over.

Side facing windows, recessed spotlights, two ceiling lights, exposed stone wall, Karndean flooring. Bi-fold doors opening onto decked seating terrace.





**Utility Room 2.87m (9ft 3in) x 2.32m (7ft 6in)** Front facing window, recessed spotlights, stainless steel sink drainer unit with cupboard below and work surface over, space and plumbing for washing machine and tumble dryer, built in cupboard housing underfloor heating controls and shelving, Karndean flooring.

**Living Room 7.10m (22ft 11in) x 3.82m (12ft 4in)** Two rear facing windows enjoying a sunny south facing aspect overlooking the garden and grounds beyond. Coving, recessed spotlights, TV point, Karndean flooring. Feature inglenook fireplace with exposed brick surround, inset HWAM wood burning stove, former bread oven and slate hearth. French doors leading to outside.

**Study 2.84m (9ft 2in) x 1.65m (5ft 4in)** Front facing window, ceiling light.

**Cloakroom** Front facing window, recessed spotlights, extractor fan, vanity wash hand basin with drawers below and tiled splashback, low level WC, tiled floor.

**First Floor Landing** Side facing window, recessed spotlights, ceiling light, access to loft space. Doors to

**Master Bedroom 4.37m (14ft 1in) max x 3.64m (11ft 9in)** Enjoying a dual aspect with views across surrounding countryside. Ceiling light, radiator. Door to

**En Suite Shower Room** Suite comprising large walk in shower enclosure with tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Front facing window, recessed spotlights, chrome ladder style radiator.

**Bedroom 2 3.85m (12ft 5in) x 3.20m (10ft 4in) plus wardrobes** Rear facing window enjoying far reaching rural views. Ceiling light, built in wardrobe with hanging rail and shelving, radiator.

**Bedroom 3 3.80m (12ft 3in) x 3.02m (9ft 9in) plus wardrobes** Rear facing window enjoying views across surrounding countryside. Ceiling light, access to loft space, built in wardrobe with hanging rail and shelving, radiator.

**Shower Room** Suite comprising large walk in shower enclosure with tiled surrounds, vanity wash hand basin with cupboard below and tiled splashback, low level WC. Front facing opaque glazed window, recessed spotlights, extractor fan, chrome ladder style towel rail.

**Outside** The Gardens is approached by a long sweeping driveway flanked on both sides by large areas of lawn and a wild flower meadow. A wooden gate leads to an extensive area of parking with turning space and to an oak framed **DETACHED DOUBLE CARPORT** (23'4" x 19'02") with an adjoining **WORKSHOP/GARAGE** (19'02" x 12'0"), both with power and light connected. A set of external stairs lead to

**Guest Suite 5.94m (19ft 2in) x 4.26m (13ft 9in)** Two Velux roof lights, two ceiling lights, TV point, electric radiator. Door to

**En Suite Bathroom** - Suite comprising freestanding bath, walk in shower enclosure with tiled surrounds, vanity wash hand basin with cupboard below and tiled splashback, low level WC. Velux roof light, recessed spotlights, extractor fan.

### Grounds

The grounds belonging to The Gardens are a true delight and enjoy fantastic views across the surrounding countryside. The garden has been attractively designed with areas laid to lawn and borders stocked full of colourful plants and shrubs. A decked terrace lies immediately adjacent the rear of the property and provides the perfect spot for outside dining and entertaining. There are several mature trees, a beautiful climbing wisteria and a pond.

Beyond the formal garden there is a **STABLE** (18'10" x 12'08") with power, light and water connected and an adjoining **FIELD SHELTER**. There are surrounding fenced **PADDOCKS**, with the grounds in all extending to approximately **7 ACRES**.



## Directions

From the Agent's Ledbury Office, turn left at the traffic lights and proceed through the town passing the railway station and taking the right hand turning onto the Bromyard Road. Continue along this road into the village of Bosbury and immediately after the church turn left. Follow the road for approximately a mile and after passing the telephone box take the next turning on the right. Follow this road for approximately half a mile and at the fork in the road bare right. Continue for a short distance and The Gardens can be found on the right hand side.



## Services

We have been advised that mains electricity and water are connected to the property. There is LPG central heating. Drainage is to a private system. 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"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (54).

## Agents Note

There is a public footpath running through the bottom field as illustrated on the site plan.



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