



Situated Within A Small Cul De Sac In The Popular Village Of Much Marcle A Spacious Four Bedroom Detached House Benefitting From Oil Fired Central Heating And Double Glazing With Two Reception Rooms, Conservatory, Study, Breakfast/Kitchen with Separate Utility Room, Master Bedroom With En-Suite Bathroom, Attractive Private Garden, Garage, Carport And Driveway Parking. EPC E.

NO ONWARD CHAIN

Guide Price £635,000

3 Monks Meadow, Much Marcle, Ledbury, Herefordshire, HR8 2NF



3 Monks Meadow

Location & Description

3 Monks Meadow is situated in a small residential development in the centre of the popular village of Much Marcle which has a very vibrant community and excellent amenities including a church, primary school, village hall, pubs and a garage. Westons Cider is located within the village and the historic Hellens House.

The town of Ledbury is approximately 5 miles distant where there is a wide range of local facilities including shops, schools, churches, hotels, restaurants, doctors surgery, hospital, theatre, bus service and mainline railway station with direct links to Hereford, Worcester, Birmingham New Street and London Paddington. The riverside town of Ross On Wye is a similar distance and provides further excellent facilities, whilst the cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant. The M50 motorway is easily accessible approximately 4 miles to the south of Ledbury.

Property Description

3 Monks Meadow is a spacious four bedroom detached family house situated within a small cul de sac in the popular village of Much Marcle. Benefitting from oil central heating and double glazing the accommodation is arranged on the ground floor with an entrance hall, cloakroom with WC, study, sitting room with open fire and doors opening onto the garden, conservatory, dining room, breakfast kitchen and separate utility room.

On the first floor is a galleried landing leading to the master bedroom with en-suite bathroom, three further bedrooms and a shower room.

Outside the property enjoys a well maintained private and enclosed garden which wraps around the property, laid mainly to lawn with paved seating areas and attractively planted flowerbeds and borders.

There is ample driveway parking leading to the single garage and adjoining carport.

Available with no onward chain, the agent highly recommends an early inspection to appreciate this lovely property and location.

ACCOMMODATION

Covered Porch

With outside light.

Entrance Hall

With wooden front door. Stairs to first floor. Understairs cupboard. Radiator. Two pendant light fittings. Carpet. Doors to:

Cloakroom

With tiled floor. Double glazed window to side. Coloured suite comprising WC and wash hand basin. Radiator.

Study 3.25m (10ft 6in) x 2.79m (9ft)

With double glazed window to front. Radiator. Pendant light fitting. Carpet.

Sitting Room 5.50m (17ft 9in) x 3.85m (12ft 5in)

With double glazed sliding patio doors to the garden. Feature fireplace with open fire. Wall lights. Carpet. TV point. Sliding doors opening to the conservatory. Double doors opening to:





Dining Room 3.85m (12ft 5in) x 3.33m (10ft 9in)

With double glazed bay window to front. Radiator. Pendant light fitting. Carpet.

Conservatory 3.30m (10ft 8in) x 3.23m (10ft 5in)

With double glazed UPVC windows and French doors opening to the garden. Tiled floor.

Breakfast Kitchen 4.96m (16ft) x 3.66m (11ft 10in)

Fitted with a range of wooden fronted units comprising wall and base cupboards, matching dresser with glazed display cupboards. One and a half bowl sink unit with work surfaces over and tiled surrounds. Ceramic hob with extractor over. Electric double oven. Plumbing for dishwasher. Space for fridge. Personal door to the garden and window to rear. Laminate flooring. Door to:

Utility Room 2.76m (8ft 11in) x 2.27m (7ft 4in)

With double glazed window to side and doors to the garden and integral garage. Fitted cupboards. Stainless steel sink unit. Floor mounted oil central heating boiler. Plumbing for washing machine.

First Floor Landing

Spacious galleried landing with Velux window. Radiator. Pendant light fitting. Carpet. Airing cupboard with hot water tank. Access to roof space. Doors to:

Master Bedroom 4.18m (13ft 6in) x 3.87m (12ft 6in)

With double glazed windows to side and rear. Fitted wardrobes. Radiator. Pendant light fitting. Carpet. Door to:

En-Suite Bathroom

Fitted with a coloured suite comprising WC, wash hand basin, bidet, panelled bath with shower screen and MIRA electric shower. Tiled surrounds and tile effect flooring. Radiator. Central light fitting. Double glazed window to side with obscured glass.

Bedroom 2 4.88m (15ft 9in) x 2.82m (9ft 1in)

With double glazed window to front. Radiator. Carpet. Pendant light fitting.

Bedroom 3 3.77m (12ft 2in) x 2.79m (9ft)

With double glazed window to front. Radiator. Carpet. Pendant light fitting.

Bedroom 4 3.20m (10ft 4in) x 2.48m (8ft)

With double glazed window to rear. Radiator. Carpet. Pendant light fitting.

Shower Room

Suite comprising WC, wash hand basin. Tiled shower cubicle with MIRA electric shower. Radiator. Shaver point. Tile effect flooring. Double glazed window to rear with obscured glass. Central light fitting.

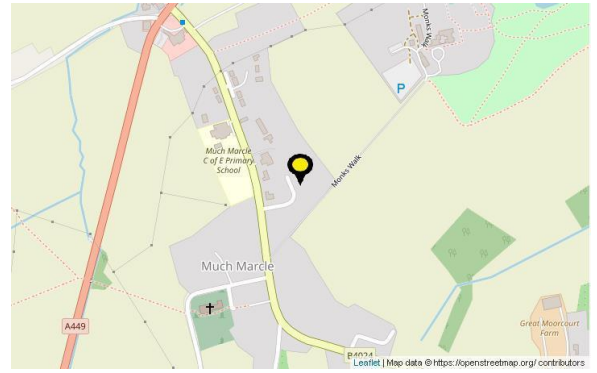
Outside

The property is accessed from a tarmac driveway with ample parking, leading to a single garage (15'11"X 9'6") WITH LIGHT AND POWER and adjacent carport. The carport has wooden gates to the rear giving access to the garden. The good sized area of garden wraps around the property which is enclosed and private with attractively planted flower beds, mature shrubs and trees. There is outside lighting, cold water tap and useful garden shed. For the keen gardener there is a vegetable area and green house.



Directions

Proceed out of Ledbury on the A449 Ross Road. Continue over the roundabout at Preston Cross and proceed on into the village of Much Marcle. Turn left at the Walwyn Arms pub and left again just after the village hall into Monks Meadow. The property will then be found after a short distance on the right hand side.



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

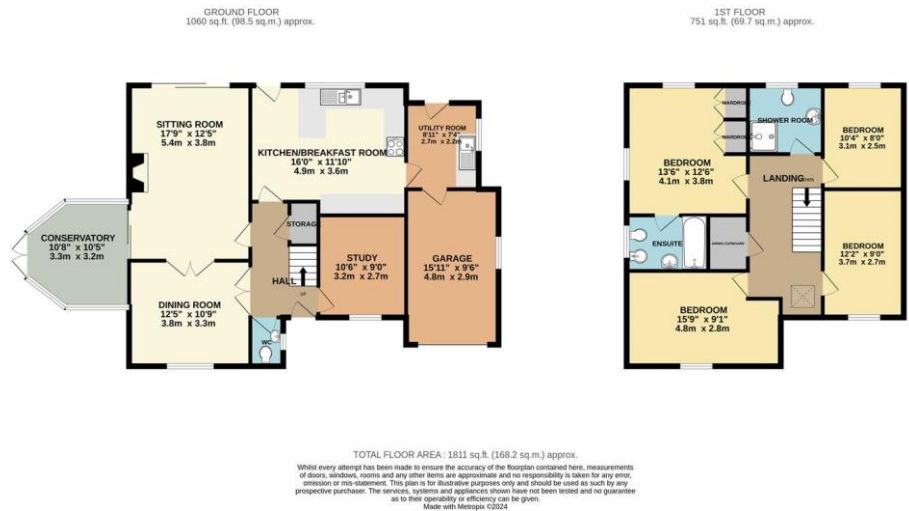
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "F"

EPC

The EPC rating for this property is E (49).



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