

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS DETACHED BUNGALOW IN A VERY PLEASANT VILLAGE LOCATION BENEFITING FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH THREE BEDROOMS (1 ENSUITE) , TWO RECEPTION ROOMS, FITTED BREAKFAST KITCHEN WITH APPLIANCES, UTILITY ROOM, DOUBLE GARAGE, AMPLE PARKING FOR SEVERAL VEHICLES AND LARGE SOUTH FACING GARDEN, IN ALL EXTENDING TO APPROXIMATELY A QUARTER OF AN ACRE.

EPC: E

Brabyns - Guide Price £535,000

Monks Meadow, Much Marcle, Ledbury, Herefordshire, HR8 2LY



Brabyns

Location & Description

Much Marcle boasts a very vibrant community and has excellent village amenities including a church, primary school, village hall, pubs and a garage. 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 a mainline railway station. The riverside town of Ross on Wye is a similar distance and provides further excellent amenities 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

Brabyns is a well appointed detached bungalow situated in a very pleasant cul de sac in the popular village of Much Marcle.

The spacious and beautifully presented bungalow has the benefit of oil fired central heating, double glazing and a fitted air exchange/ventilation system (currently disconnected). The current owners have recently enhanced the bungalow with the addition of a new woodburning stove in the sitting room, newly fitted en suite shower room, new flooring in the kitchen, utility room, bathroom and bedrooms and re-decorated throughout.

The accommodation is arranged with a recessed entrance porch, reception hall, fitted breakfast kitchen, utility room, sitting room, separate dining room, master bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Outside there is an attached **DOUBLE GARAGE** with ample parking for several vehicles on private driveway. There is a large enclosed mature garden, which in all extends to approximately 0.25 acres, with a very pleasant wooded backdrop.

The agent recommends an early inspection to appreciate this lovely home and garden.

The accommodation with approximate dimensions is as follows:

Recessed Porch

With outside light.

Reception Hall

Having a wooden front door with glazed side panel. Built-in cloak cupboard. Airing cupboard housing a lagged tank. Access to roof space. Single radiator. Coving.

Breakfast Kitchen 4.11m (13ft 3in) x 3.02m (9ft 9in)

Well fitted with an extensive range of wooden units comprising a enamel 1½ bowl sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards and glass fronted cabinets. Integral wine rack. Work surfaces with tiled surrounds. Pull out breakfast bar. Built-in **DOUBLE OVEN** with integral extractor over. Fitted 4-ring induction **HOB**. Fitted **MICROWAVE**. Space for fridge freezer. Plumbing for dishwasher. Glazed serving hatch to dining room. Single radiator. Double glazed window to side. Glazed door to:





Utility Room 2.30m (7ft 5in) x 2.20m (7ft 1in)

Fitted with a stainless steel sink unit. Tall storage cupboard. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine. Single radiator. Ceiling light. Connecting door to garage. Double glazed window to side and double glazed door to rear.

Sitting Room 5.73m (18ft 6in) max. x 4.73m (15ft 3in) max.

Having a feature fireplace with stone hearth and woodburning stove installed in 2023. TV and telephone points. Double and single radiators. Coving. Glazed double doors to dining room. Double glazed window to rear with pleasant outlook over garden. Double glazed double doors giving access to the rear garden.

Dining Room 3.61m (11ft 8in) x 3.04m (9ft 10in)

With single radiator. Coving. Double glazed window to side. Ceiling down lights.

Bedroom 1 4.34m (14ft) x 3.18m (10ft 3in)

With built-in double wardrobe. TV and telephone points. Single radiator. Coving. Ceiling down lights. Double glazed window to rear with fine outlook over garden.

Ensuite Shower Room

Re-fitted with suite comprising large walk-in shower enclosure with panelled surrounds with raindrop shower head. WC and wash hand basin. Tiled floor. Chrome ladder style radiator. Double glazed opaque window to rear.

Bedroom 2 3.18m (10ft 3in) x 2.73m (8ft 10in)

With built-in wardrobe. Single radiator. Double glazed window to side. Ceiling down lights.

Bedroom 3 3.38m (10ft 11in) max. x 2.35m (7ft 7in) max.

With single radiator. Double glazed window to front. Ceiling down lights.

Bathroom

Fitted with a coloured suite comprising a panelled bath with shower over and tiled surrounds, wash basin, bidet and a WC. Single radiator. Wall mounted fan heater. Double glazed window to front. Part tiled walls.

Outside

To the front of the property there is a good sized lawned garden. A private driveway provides off road parking for several vehicles and gives access to the attached **DOUBLE GARAGE** (17'8 x 17'5) with twin garage doors (one remote controlled), electric light and power, cold water tap, access to loft space and double glazed window to side. A fitted cupboard houses a Worcester oil fired boiler and there is space for a tumble dryer.

Gated pathways to both sides of the bungalow give access to the enclosed south facing rear garden, which is mainly laid to lawn with a large paved terrace and established trees and shrubs. There are outside lights and a cold water tap. The garden enjoys a good degree of privacy and has a most pleasant wooded backdrop.



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 on the right 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.

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 formerly 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 "E"

EPC The EPC rating for this property is E (51).

GROUND FLOOR
1432 sq.ft. (133.1 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and are intended to guide only. Prospective purchasers should verify all measurements. This plan is for illustrative purposes only and should be used in conjunction with the particulars of the property. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the agent's particulars for more details.
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