



A SPACIOUS AND WELL APPPOINTED INDIVIDUAL DETACHED HOUSE IN VILLAGE LOCATION BENEFITING FROM LPG HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), CONTEMPORARY FITTED KITCHEN AND BATHROOM, STUDY, CONSERVATORY, PLEASANT ESTABLISHED GARDEN, ATTACHED GARAGE AND OFF ROAD PARKING

EPC: E

New Cross House – Offers In Excess Of £500,000

Pendock, Gloucestershire GL19 3PG



New Cross House

Location

The village of Pendock is situated in a delightful rural location close to the Herefordshire, Worcestershire and Gloucestershire borders. The village has local facilities which include a church. The property lies close to Pendock and Redmarley Primary Schools and is in the catchment area for Hanley Castle High School.

Pendock is within easy reach of the towns of Ledbury, Malvern and Tewkesbury and approximately 11 miles from the city of Gloucester.

Junction 2 of the M50 motorway is approximately 2 miles away and both Ledbury and Malvern have main line railway stations.

Property Description

An attractive individual detached house backing onto a small paddock in a popular village location.

The spacious very well appointed accommodation has attractive internal oak doors and benefits from of LPG central heating and double glazing.

It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, study, sitting room, conservatory, fitted kitchen with dining area off and a utility room. On the first floor the landing gives access to a master bedroom with an Ensuite shower room, three further double bedrooms and a family bathroom.

Outside a large gated driveway provides off road parking and gives access to an attached garage.

There are attractive established gardens to both front and rear.

ACCOMMODATION:

Canopy Porch

Reception Hall

With composite double glazed front door. Single radiator. Stairs to first floor. Understairs cupboard. Coving. Feature limestone flooring.

Cloakroom

Fitted with a white suite comprising an inset sink with cupboard under, tiled splashback and a WC. Contemporary radiator. Double glazed window to side.

Study 2.68m (8ft 8in) x 2.35m (7ft 7in)

With Single radiator. Double glazed window to front.

Sitting Room 5.01m (16ft 2in) x 3.69m (11ft 11in)

With double radiator. Coving. Opening to Dining Area. Double glazed window to front.

Kitchen 4.65m (15ft) max. x 4.39m (14ft 2in)

Fitted with an extensive range of contrasting coloured units with an inset composite sink with base unit under. Further base units. Drawer packs. Pull-out baskets. Wall mounted cupboards. Tall storage cupboards. Attractive worktops with matching upstands. Peninsular breakfast bar. Built-in double oven. Fitted 4-ring ceramic hob with stainless steel chimney hood over. Integral dishwasher. Integral wine cooler. Space for American style fridge freezer. Single radiator.





Matching limestone flooring. Coving. Double glazed window to rear. Opening through to the dining Area.

Dining Area 3.85m (12ft 5in) x 2.82m (9ft 1in)

With limestone flooring. Double radiator. Coving. Double glazed double doors to conservatory.

Conservatory 3.10m (10ft) x 3.10m (10ft)

With dwarf walling and double glazed surrounds. Tiled floor. Double glazed door to rear garden.

Utility Room 2.11m (6ft 10in) x 1.52m (4ft 11in)

With a fitted enamel sink with base unit under. Wall mounted cupboard. Plumbing for washing machine. Extractor fan. Limestone flooring. Single radiator. Double glazed door and window to side.

Landing

With single radiator. Access to roof space. Airing cupboard with radiator. Coving.

Bedroom 1 3.97m (12ft 10in) x 3.44m (11ft 1in)

With large built-in double wardrobe. Single radiator. Double glazed window to front.

Ensuite Shower Room

Fitted with a contemporary white suite comprising a large shower cubicle with rainfall showerhead and a hand held attachment, inset wash basin with cupboard under and WC. Fitted cupboards. Chrome ladder radiator. Extractor fan. Double glazed window to side.

Bedroom 2 3.66m (11ft 10in) x 2.89m (9ft 4in)

With built-in double wardrobe. Double radiator. Double glazed window to rear pleasant outlook over farmland.

Bedroom 3 3.69m (11ft 11in) x 2.87m (9ft 3in)

With built-in double wardrobe. Single radiator. Double glazed window to rear with pleasant outlook.

Bedroom 4 3.69m (11ft 11in) x 2.58m (8ft 4in)

With built-in single wardrobe. Single radiator. Double glazed window to front.

Family Bathroom

Fitted with a contemporary white suite comprising a panelled bath with rainfall showerhead and hand held attachment, fitted shower screen, tiled surrounds, mounted wash basin with cupboard under and a WC. Ladder radiator. Extractor fan. Double glazed window to side.

Outside

A gateway gives vehicular access to a large stone driveway to the front of the property which provides off road parking for several cars and gives access to an attached single **GARAGE** (19'5 x 10'2) with up and over garage door, light and power, cold water tap, wall mounted Worcester LPG boiler. Double glazed window and door top rear.

To the front of the driveway there is a pleasant lawned garden with raised beds and a selection of established plants and trees.

A gateway to the side of the house leads to a large paved terrace and a raised decked terrace. To the rear there is an area of lawn and further plants and shrubs including a feature apple tree. The rear garden backs onto a small paddock.

There are outside lights and an external power supply.

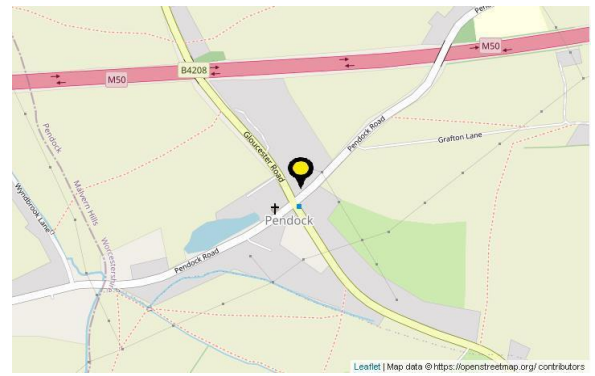
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

Proceed out of Ledbury on the A417 Gloucester Road. Continue over the M50 motorway and then take the second turning on the left (sign posted to Pendock). Continue along the lane to the centre of the village and proceed straight over the crossroads. The entrance to New Cross House will then be found immediately on the left hand side.



Services

We have been advised that mains water and electricity are connected to the property. 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.

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

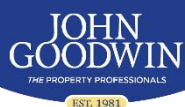
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND E

EPC

The EPC rating for this property is E (53)



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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.
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