

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PROPORTIONED DETACHED BUNGALOW IN NEED OF MODERNISATION OCCUPYING AN ELEVATED POSITION ENJOYING FINE FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE WITH ACCOMMODATION COMPRISING THREE RECEPTION ROOMS, THREE BEDROOMS (ONE EN SUITE), BREAKFAST KITCHEN, UTILITY ROOM, BATHROOM, AMPLE DRIVEWAY PARKING, DOUBLE GARAGE AND GENEROUS GROUNDS EXTENDING TO APPROXIMATELY HALF AN ACRE.**

**NO CHAIN. EPC F.**

## The Cedar – Guide Price £475,000

Stretton Grandison, Ledbury, Herefordshire, HR8 2TS

 3  3  2





# The Cedar

## Location & Description

Situated in rural Herefordshire, The Cedar enjoys a very convenient location in the hamlet of Stretton Grandison, approximately 10 miles east of the cathedral city of Hereford and 9 miles northwest of the market town of Ledbury, which offers a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street and London Paddington. It is also accessible for Worcester, Gloucester and Cheltenham. The M50 motorway south of Ledbury and the M5 at Worcester provide excellent national communications.

## Property Description

Constructed in the 1970's, The Cedar is a Guildway timber framed detached bungalow occupying an elevated position in the hamlet of Stretton Grandison enjoying fine far reaching views across the surrounding countryside. The property offers well proportioned accommodation in need of complete modernisation and has scope for further improvement.

Benefitting from oil fired central heating and double glazing, the accommodation comprises an entrance porch, entrance hall, spacious sitting room, separate dining room with an adjoining garden room, breakfast kitchen, useful utility room, three bedrooms (one en suite), bathroom and a cloakroom.

The Cedar is approached by a sweeping driveway leading to an area of parking and a **DOUBLE GARAGE**. There is a generous sized mature garden extending to approximately half an acre, backing onto open fields at the rear.

Offered for sale with no ongoing chain, the accommodation with approximate dimensions is as follows:

### Entrance Porch

Glazed entrance door with matching side panel to

### Entrance Hall

Ceiling lights, access to loft space, airing cupboard housing lagged hot water cylinder and slatted shelving, built in cloaks cupboard, two radiators. Open to

### Sitting Room 5.99m (19ft 4in) x 5.45m (17ft 7in)

Large front facing window enjoying fine far reaching views across open countryside. Ceiling light, wall light, radiator. Feature stone fireplace with wooden mantel. Patio doors to outside. Archway to

### Dining Room 4.47m (14ft 5in) x 3.04m (9ft 10in)

Side facing window, ceiling light, wall light, radiator, telephone point. Open to

### Garden Room 3.13m (10ft 1in) x 3.10m (10ft)

Side and rear facing windows overlooking the garden and open field beyond. Ceiling light, radiator, TV point.

### Breakfast Kitchen 4.31m (13ft 11in) x 3.20m (10ft 4in)

Fitted with a range of wall and floor mounted units with work surface over, inset double stainless steel sink unit and tiled







surrounds. Integrated **OVEN** and separate **GRILL**, 4 ring **HOB** with cooker hood over, integrated **DISHWASHER** and **FRIDGE FREEZER**. Two deep pantry cupboards. Breakfast bar. Rear facing window overlooking the garden, strip light, ceiling light, radiator. Door to

#### Rear Porch

Door to outside. Door to

#### Utility Room 1.94m (6ft 3in) x 1.37m (4ft 5in)

Rear facing window, ceiling light, space and plumbing for washing machine and tumble dryer.

#### Bedroom 1 3.64m (11ft 9in) x 3.20m (10ft 4in)

Rear facing window, ceiling light, vanity wash hand basin with cupboard below, built in wardrobe with hanging rail and shelving. Door to

#### En Suite Shower Room

Suite comprising shower enclosure with tiled surrounds, vanity wash hand basin with cupboard and drawers below, low level WC. Rear facing opaque glazed window, ceiling light, towel rail.

#### Bedroom 2 4.00m (12ft 11in) x 3.75m (12ft 1in)

Front facing window enjoying far reaching rural views. Ceiling light, pedestal wash hand basin, built in wardrobe with hanging rails and shelving, radiator.

#### Bedroom 3 2.92m (9ft 5in) x 2.71m (8ft 9in)

Front facing window enjoying a fine outlook. Ceiling light, pedestal wash hand basin, built in wardrobe with hanging rail and shelving, radiator.

#### Bathroom

Suite comprising panel bath with tiled surrounds, pedestal wash hand basin, low level WC. Rear facing opaque glazed window, ceiling light, radiator.

#### WC

Rear facing opaque glazed window, ceiling light, pedestal wash hand basin, low level WC, radiator.

#### Outside

The Cedar is approached by a right of way leading to a sweeping driveway providing ample parking and turning area. There is a **DOUBLE GARAGE** with up and over doors, power and light connected and a floor mounted oil fired central heating boiler.

To the front of the property there is a large area of garden mainly laid to lawn interspersed with mature trees and shrub borders. There is a paved seating terrace, which enjoys far reaching views across the surrounding open countryside.

Pathways on either side lead to the rear garden, which is attractively arranged with a further area of lawn bordered by hedging and enjoys a pleasant outlook across open fields.

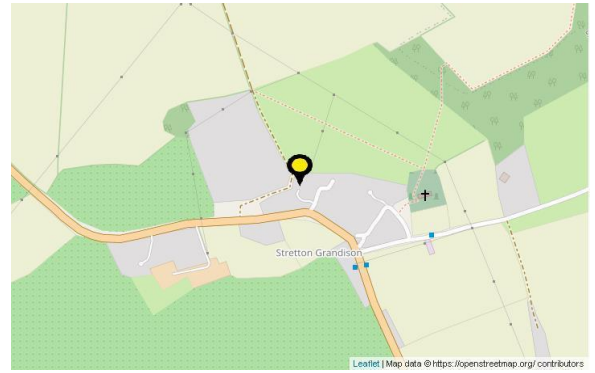
#### Agents Notes

The property is timber framed and is of non standard construction. Those purchasing with a mortgage would need to notify their lender of the same.

## Directions

Proceed out of Ledbury on the A438 Hereford road. Turn right at the Trumpet crossroads onto the A417 Leominster road. Continue through the village of Ashperton into Stretton Grandison and after the sharp left hand bend turn right into Stretton Grange and then immediately left for The Cedar.

**What3Words:** surely.mountains.pats



## Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired. 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 "F"

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

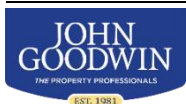
## EPC

The EPC rating for this property is F (31).

GROUND FLOOR  
1853 sq.ft. (172.1 sq.m.) approx.



TOTAL FLOOR AREA: 1853 sq.ft. (172.1 sq.m.) approx.  
Whilst 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan.co.uk



**Ledbury Office**  
**01531 634648**  
3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

### 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.

