



**THIS MODERN AND WELL APPOINTED FOUR BEDROOM DETACHED PROPERTY ENJOYS AN ELEVATED POSITION SITUATED IN THE SOUGHT AFTER VILLAGE OF STOKE LACY WITHIN CLOSE PROXIMITY OF BROMYARD. COMPRISING KITCHEN BREAKFAST ROOM, LOUNGE, DINING ROOM, UTILITY AND WC. FOUR BEDROOMS, ENSUITE AND FAMILY BATHROOM. WITH A PLEASANT SOUTH/EAST FACING GARDEN LOOKING OUT ONTO FARMLAND.**

**EPC - B**

## 12 Woodland View – Guide Price £440,000

Stoke Lacy, Bromyard, Herefordshire, HR7 4HN





## 12 Woodland View

### Location & Description

Woodland View is a recent development situated in an idyllic rural position in the heart of the favoured village of Stoke Lacy, which has local amenities including a parish church, village hall and public house. The popular market town of Bromyard is approximately 4 miles distant and offers a comprehensive range of services including a range of shops, supermarket, theatre and leisure complex. The Cathedral City of Hereford is approximately 11 miles distant and offers further amenities including a mainline train station with links to Birmingham, London Paddington and Cardiff.

### Property Description

Sitting in a commanding position on a modern development by Beechwood Homes, Woodland View benefits from a NHBC guarantee with approximately 5 remaining years.

The property was built in 2020 and enjoys an open aspect to the front and is situated on the edge of the popular village of Stoke Lacy which has its own village hall, church and public house. Bromyard, with all its amenities, is just 3 miles away. It has air source heat pump central heating to radiators with thermostats, UPVC frame double glazed windows and external doors, fitted kitchen with integral appliances, en-suite to master bedroom. The downstairs flooring has been refitted to high quality wooden laminate which flows seamlessly from each room.

Outside there is parking for multiple cars, a semi-detached double garage with electricity and a pitched roof and a south facing enclosed rear garden which backs on to open farmland.

Accommodation with approximate dimensions as follows:

#### Entrance Hallway

A UPVC double glazed front door opens into a generous entrance hall featuring:

2 ceiling light points. A wall mounted radiator. Wood effect laminate flooring. 'Daikin' heating thermostat. Under stairs cupboard housing the air source heating boiler. Consumer unit. Doors to Lounge, Dining room, Kitchen/Breakfast room and WC.

#### Lounge 5.9m (17ft 9in) x 2.9m (9ft 5in)

2 Ceiling light points. UPVC double glazed French doors opening onto the garden patio. UPVC double glazed window to the front aspect. Wood effect laminate flooring. 2 wall mounted radiators. TV aerial point.

#### Dining Room 4.1m (13ft 4in) x 2.4m (7ft 11in)

Ceiling light point. UPVC double glazed windows to the front and side aspects. Wall mounted radiator. Wood effect laminate flooring.

#### Kitchen Breakfast Room (4.5m 14 9in) x 3.6m (11ft 10in)

9 spot down lights. UPVC double glazed French doors opening onto the garden patio. UPVC double glazed window to rear aspect. A range of overhead and undercounter cupboards with a granite effect laminate worktop and inset stainless steel sink and half sink unit with chrome taps. 'Bosch' integrated double oven. 'Bosch' 4 ring electric hob. Over head extractor fan. Integrated 'Bosch' fridge freezer and dishwasher. Wall mounted radiator. Extractor fan. Wood effect laminate flooring. Door leading to...





#### **Utility 2.4m (7ft 11in) x 1.9m (6ft 2in)**

4 spot down lights. A range of over head and undercounter wall mounted base units with a granite effect laminate worktop. Inset stainless steel sink and drying rack. Integrated 'Bosch' washing machine and space for a tumble dryer. UPVC opaque double glazed door to the side aspect. Wood effect laminate flooring.

#### **WC**

2 spot down light. Extractor fan. Wall mounted radiator. Ceramic sink and tiled back splash with a chrome mixing tap. Low level toilet. Wood effect laminate flooring.

#### **To the First Floor**

A carpeted staircase and landing. Loft access. Spot down lighting. Storage cupboard. UPVC double glazed window to the rear aspect. doors to all bedrooms and family bathroom.

#### **Bedroom 1 3.92m (12ft 8in) x 3.92m (12ft 8in)**

4 Spot down lights. A wall mounted radiator. UPVC double glazed window to the rear aspect. Carpet. Door leading into...

#### **Ensuite**

3 spot down lights. Extractor fan. UPVC opaque double glazed window to the front aspect. A walk in double mains powered shower and tiled back splash. Chrome heated towel rail. Ceramic sink with a chrome mixer tap. Low level toilet. Tile effect laminate flooring.

#### **Bedroom 2 4.57m (14ft 9in) x 3.69m (11ft 11in)**

4 spot down lights. UPVC double glazed windows to the rear and side aspects. 2 wall mounted radiator. Carpet.

#### **Bedroom 3 4.06m (13ft 1in) x 2.61m (8ft 5in)**

4 spot down lights. UPVC double glazed windows to the front and side aspect. Wall mounted radiator. Carpet.

#### **Bedroom 4 2.61m (8ft 5in) x 2.42m (7ft 10in)**

4 spot down lights. UPVC window to side aspect. A wall mounted radiator. Wood effect laminate flooring.

#### **Family Bathroom**

4 spot down lights. Opaque UPVC double glazed window to the front aspect. a Panelled bath with over head mains powered shower. A walk in double rainfall shower with tiled backsplash. A low level toilet. Ceramic sink with chrome mixer tap. Heated chrome towel rail. Wood effect vinyl flooring.

#### **Outside and Gardens**

From the French doors in the kitchen head out onto a slabbed patio overlooking a garden that is laid to lawn with a rural South/ Easterly aspect. Following the patio around the property you pass the Air source heat pump before reaching gated side access.

To the front of the property is a block paved driveway with parking for multiple vehicles situated in front of a double garage with a pitched roof, power supply and electric garage door.

A pleasant front garden that is laid to lawn with mature shrubs and plants lay before a path leading you to the front door.



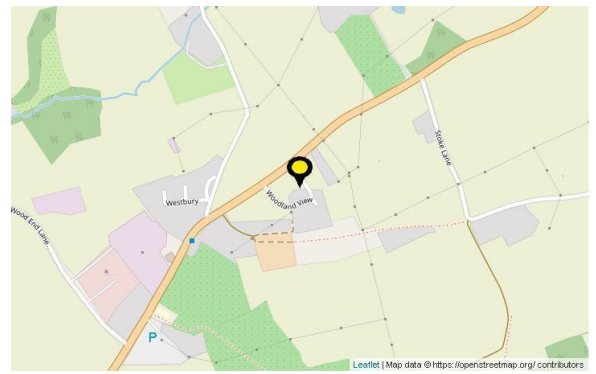
#### **Agent's Note**

We understand that there is a service charge of £40.50 payable to Sanctuary Housing on a monthly basis.



## Directions

What Three Words: PAPER.QUIETEST.MATERNAL



## Services

We have been advised that mains electricity, water and drainage services 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 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) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "E"

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

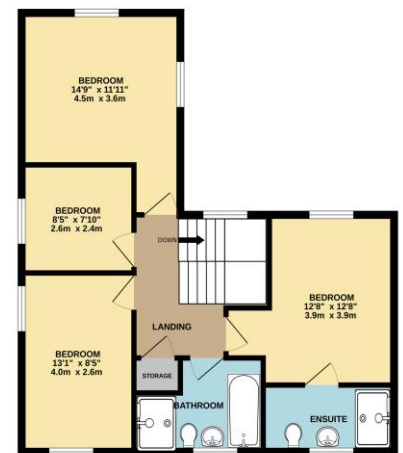
## EPC

The EPC rating for this property is B (83).

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



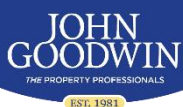
TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 Metropix (2025)

## 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.



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