

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Situated Within The Charming Hamlet Of Putley Common An Individual Light Filled And Beautifully Presented Contemporary Three Bedroomed Detached Home Benefiting From Air Source Heating, Underfloor Heating To The Ground Floor, Radiators To First Floor, Large Kitchen/Dining Room, Utility Room, Cloakroom, Sitting Room With Woodburner, En-Suite To Master Bedroom, Luxury Bathroom, Detached Sunroom/Office, Landscaped Garden With Wooded Backdrop And Driveway With Generous Parking Areas. EPC B

Into The Woods – Offers in excess of £650,000

Putley Common, Ledbury, Herefordshire, HR8 2RF

3 1 2



Into The Woods

Location & Description

The parish of Putley and neighbouring villages form part of the "Woolhope Dome" which preserves and enhances the high-value landscape of this area. The area is renowned for its beautiful, unspoilt, and timeless appeal with the surrounding countryside characterised by orchards, traditional farms and wooded hills. This area offers a sought-after rural idyll combined with excellent communication links to the rest of the country.

Conveniently positioned enjoying easy access to the city of Hereford (approximately 10 miles) and the popular town of Ledbury (approximately 5 miles), which offers a good range of facilities and amenities. The M50 motorway is available 4 miles to the south of Ledbury bringing The Midlands and South West into easy travelling distance.

Property Description

Into The Woods is a most attractive individual detached home situated within the tranquil hamlet of Putley Common and enjoying a woodland backdrop. Constructed in 2021, the property benefits from air source heating with under floor heating throughout the ground floor and radiators to the first floor. The property has been finished to a high standard with a solid oak entrance porch, solid hardwood double glazed windows and external doors, oak internal doors, natural Travertine flooring throughout the entire ground floor and a feature oak and glass staircase.

The accommodation comprises to the ground floor an inviting entrance hall, cloakroom, triple aspect sitting room with CLEARVIEW wood burner and 180 degree opening French doors to the garden, spacious well appointed dining/kitchen with solid wood, factory painted units with integrated appliances and a separate utility room.

To the first floor, a half galleried landing gives access to the master bedroom with beautifully appointed en-suite shower room, two further bedrooms and luxury bathroom with freestanding bath and walk-in shower.

Outside the property benefits from a gated driveway giving access to the enclosed and private parking area and landscaped garden laid mainly to lawn with paved seating areas and a woodland backdrop. There is a detached studio/sunroom, fully insulated with bi-fold doors with an attached store to the rear.

The agent recommends an early inspection to appreciate this beautiful property and wonderful setting.

Oak Framed Porch

Slate roof with outside light. Half double glazed solid hardwood front door.

Entrance Hall

With bespoke oak and glass staircase. Natural Travertine flooring. Anti-glare ceiling down lights. Doors to:

Cloakroom

Wall hung WC and wash hand basin with tiled splash back. Natural Travertine flooring. Double glazed window to rear with shutters. Anti-glare ceiling down lights.

Sitting Room 6.56m (21ft 2in) x 3.59m (11ft 7in)

With triple-aspect double glazed windows and 180 degree opening French doors with woodland views and leading out to the rear garden and Sandstone patio. Feature fireplace with oak mantle and CLEARVIEW wood burner. Natural Travertine flooring. Two TV points. Telephone point. Anti-glare ceiling down lights and pendant lighting.

Kitchen/Dining Room 6.56m (21ft 2in) x 3.41m (11ft)

Multi aspect with double glazed window and 180 degree opening French doors with woodland views and opening onto Sandstone Patio and garden. Fitted with a range of contemporary factory painted solid wood base and eye level units, pan drawers and tall pull out larder cupboard. Granite work surfaces with inset CAPLE ceramic butler sink unit and CAPLE STEAMING WATER TAP. NEFF integrated appliances to include FRIDGE FREEZER, SLIDE AND HIDE OVEN, COMPACT OVEN WITH MICROWAVE, DISHWASHER. AEG MAXI-SENSE INDUCTION HOB with NEFF ANGLED CHIMNEY COOKER HOOD over. TV point. Natural Travertine flooring. Anti-glare ceiling down lights. Feature FRITZ FRYER pendant light.

Utility Room 3.20m (10ft 4in) x 2.40m (7ft 9in)

With matching factory painted solid wooden units. Granite work surfaces with inset CAPLE ceramic butler sink. Integrated AEG WASHER/DRYER. Integrated NEFF UNDER COUNTER FREEZER. Fitted storage cupboards with hanging space and shelving. Cupboard housing fuse box and central heating/hot water controls. Cupboard housing JOULES WATER CYLINDER





and backup IMMERSION HEATER controls. Twin aspect double glazed windows plus fully glazed hardwood exterior door with oak and slate roofed Portico, leading to generous brick blocked parking areas.

1st Floor Landing

Part galleried landing with double glazed window to rear with woodland views. Crucial Trading wool carpet. Designer radiator. Anti-glare ceiling down lights plus pendant light fitting over the stairwell. Access to partially boarded well-lit roof space with drop down ladder. Oak doors to:

Master Bedroom 4.49m (14ft 6in) x 3.51m (11ft 4in)

Enjoying far reaching views; double glazed window to the front of the property, fitted with electric blinds. Generous fitted wardrobes. Crucial Trading wool carpet. Anti-glare ceiling down lights and pendant light fitting. Radiator. Oak door to:

En-Suite Shower Room

Fitted with a contemporary white "LUSSO STONE" suite comprising wall hung WC and oval wash hand basin with tiled surrounds, tiled walk-in "CROSSWATER" shower cubicle with 20cm fixed raindrop shower and hand held shower attachment. Electric Shaver Point. Electric chrome ladder radiator. Tiled flooring. Double glazed window to front with fitted shutters. Anti-glare ceiling down lights. Extractor fan.

Bedroom 2 3.66m (11ft 10in) x 3.38m (10ft 11in)

Double glazed window to rear with woodland views. Crucial Trading wool carpet. Designer radiator. Anti-glare ceiling down lights and pendant light fitting.

Bedroom 3 3.66m (11ft 10in) x 3.07m (9ft 11in)

Double glazed window to front with far reaching views. Crucial Trading wool carpet. Anti-glare ceiling down lights and pendant light fitting. Designer radiator.

Bathroom

Double glazed window to rear with garden and woodland views. "LUSSO STONE" white suite comprising oval freestanding bath with "CROSSWATER" mixer tap and shower attachment. Wall hung WC and circular wash hand basin with tiled splashback. Tiled "CROSSWATER" walk-in shower cubicle with 20cm fixed raindrop shower with hand held shower attachment. Tiled flooring and granite shelving. Extractor fan. Anti-glare ceiling down lights. Electric chrome ladder radiator.

Studio/ Sunroom 3.51m (11ft 4in) x 3.02m (9ft 9in)

Fully insulated with electric "Prowarm" thermostatically controlled underfloor heating. Natural Travertine flooring. Double glazed window to side and double glazed bi-fold doors to the front. Anti-glare ceiling down lights.

Workshop/Store 3.02m (9ft 9in) x 1.91m (6ft 2in)

With anti-glare ceiling down lights and power points. Natural Travertine flooring. Hatch to roof space. Half glazed hardwood entrance door.

Outside

The approach to the property is via a short private road with full rights of access. Twin gates for Pedestrian and vehicular access to a block paved driveway which leads to generous parking areas. A separate annexed stone-chipped driveway provides useful additional access via a wide pair of vehicular gates. This second driveway includes right of way for a neighbour, allowing them secondary access to the end of their rear garden

To the front of the property natural stone walls set the property off beautifully with raised planting to include specimen trees, shrubs and seasonal flowers. Wide sandstone steps lead to the front door and to private sandstone paved terraces to the front, side and rear of the property to sit and enjoy the sunshine throughout the day.

The garden borders private woodland with attractive Chestnut Deer proof fencing. The current owner has created a most attractive garden with a lovely selection of Evergreen shrubs, striking Italian Conifers and other feature evergreen trees, plus a good selection of flowering Cherry trees.

There is a useful outside tap, external power points and PIR lighting.

The surrounding country lanes, fields and woods provide beautiful views and are a dog walkers paradise".

Directions

From Ledbury take the Hereford Road (A438) continuing for approximately 3 miles to the Trumpet crossroads. Continue over the crossroads and after a short distance take the left hand turn signposted Pixley and bear right signposted Putley Common and Woolhope. Continue along the lane for approximately 1 mile, access to the property can be found on the right hand side. This is approximately 50 metres BEFORE the left hand T-Junction.

WHAT3WORDS : SLYLY.GAINED.SQUARING

Services

We have been advised that mains electricity and water are connected to the property. Drainage is via a SEWAGE TREATMENT PLANT. Central heating is via an AIR SOURCE HEAT PUMP. UNDERFLOOR HEATING throughout the ground floor, radiators to the first floor.

INTERNET - PART FIBRE - Download Speed 16MB, Upload Speed 1 MBPS.

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 B (86).



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 leases 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.

