



A Stylish And Extended 3-Bedroom Semi-Detached Home In A Sought-After Location. Features A Striking Oak-Clad Kitchen/Dining/Family Room Extension, A Separate Sitting Room, And An Extended Family Bathroom. Outside, There's A Generous Garden And Two Converted Outbuildings, Ideal As Home Offices Or Studios - Perfect For Modern Family Life And Working From Home.

EPC - C

1 Oak Villas – Guide Price £435,000

Oatley Road, Ledbury, HR8 2BW

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1 Oak Villas

Location & Description

Ledbury is a thriving and expanding town which has 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, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

A beautifully presented three-bedroom semi-detached home ideally located on the well located Oatleys Road in the heart of Ledbury. Thoughtfully extended and tastefully modernised, this charming property offers versatile living spaces that is perfect for modern family life and those working from home.

Step inside to a welcoming entrance hall leading to a separate sitting room with bay window, while to the rear, the property truly shines. A generously extended kitchen/diner/family room forms the heart of the home - a bright, open-plan space with plenty of room for cooking, dining, and relaxing with family and friends. French doors open out to the garden patio. There's also the useful addition of a separate utility room.

Upstairs, you'll find three well-proportioned bedrooms and a spacious extended family bathroom. The principal, a dual aspect double bedroom to the front with built in wardrobe and period features.

Outside, the garden is both practical and private, with converted outbuildings providing two stylish home offices or studios - perfect for remote working, hobbies, or a creative retreat. A generous lawn extends to the rear with a useful garden shed, green house and a variety of established trees.

Located within easy reach of Ledbury's excellent local schools, transport links, and vibrant town centre, 1 Oak Villas offers a rare combination of period charm, modern convenience, and flexible space.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Double glazed front door opening into a useful porch with single glazed windows to the front and side aspect. Wall light. Tiled flooring. Wooden stain glass door into...

Hallway

With three spot down light. Double glazed window to the side aspect. Radiator. Staircase leading to the first floor. Original tiled flooring. Doors into Sitting room and Open plan Kitchen/Dining/Living room.

Sitting room 4.31m (13ft 11in) x 3.44m (11ft 1in)

Two spot down lights and three wall mounted lights. Double glazed bay window to the front aspect. Wooden floorboards. Chimney breast with tiled hearth.

Kitchen/Dining/Living Room 10.28m (33ft 2in) x 4.54m (14ft 8in)

A thoughtfully extended open plan **family and socializing space** with a seating area benefitting from four spot down lights. Double glazed window to the side aspect. Fireplace with inset log burner and a tiled hearth. Under stairs storage cupboard. Built in Larder cupboard. Parquet flooring. Fuseboard. Open through into...

Bespoke handmade kitchen with feature breakfast island with undercounter storage cupboards, drawers and integrated dishwasher. Benefitting from a granite countertop with inset sink and half sink unit with a chrome tap. Three light pendants and six spot down lights. Four double glazed windows to the side aspect. Pantry cupboard. Free standing 'Kenwood' range style electric double oven with five ring gas hob with a tiled backsplash and over head extractor fan. Space for fridge freezer. Tiled flooring connecting the space into...

Dining area with a vaulted ceiling and four spot down lights. Two double glazed Velux windows and four double glazed windows to the side aspect with a double glazed French door and window unit opening onto the rear garden and filling the space with natural light. Radiator. Door open into...





Utility Room

With three spot down lights. Obscure glass double glazed window to the rear aspect. Wall and base units with a wooden worktop and inset ceramic sink with chrome tap and tiled back splash. Space for washing machine and tumble dryer. Fitted shelving. 'Baxi' combination boiler (Six years old with full service history and 1 remaining year of warranty). Low level toilet. Extractor fan. Tiled flooring.

To The First Floor

Carpeted staircase with low level lighting leading to a carpeted landing with Ceiling light pendant. Three spot down lights. Access into the roof space.

Bedroom One 4.52m (14ft 7in) x 3.72m (12ft)

A dual aspect double bedroom to the front of the property with double glazed windows to the front and side. Ceiling light point. Picture rail. Deep skirting boards. Radiator. Wooden floorboards. Door into wardrobe cupboard.

Bedroom Two 3.25m (10ft 6in) x 2.61m (8ft 5in)

With ceiling light point. Double glazed window to the side aspect. Radiator. Carpet. High level internal window into the landing.

Bedroom Three 3.07m (9ft 11in) x 2.76m (8ft 11in)

Ceiling light point, Double glazed window to the rear aspect overlooking the garden. Fitted cupboards. Radiator. Carpet.

Family Bathroom

An extended and generous family bathroom with two double glazed Velux windows to the side aspect. Six spot down lights. Two contemporary panelled radiators. Roll top bath. Walk in shower cubicle with mains powered rainfall shower and tiled surround. Ceramic sink with chrome taps. Low level toilet. Tiled flooring. Shaving point.



Home Office 3.15m (10ft 2in) x 2.09m (6ft 9in)

A well appointed and professionally converted former outbuildings now boast two generous office spaces. The first office has the useful addition of a mezzanine storage level, benefitting from lighting, wood effect flooring, electric radiators and bi-fold doors opening onto a paved patio.

Home Office 2 2.61m (8ft 5in) x 2.58m (8ft 4in)

A flexible space that offers potential of a home gym, work shop or further office. With ceiling light point, wood effect flooring, electric radiator and bi-fold doors.

Garden

A paved patio with useful store room adjoining the home offices. Gated side access via a gravelled path to the front of the property.

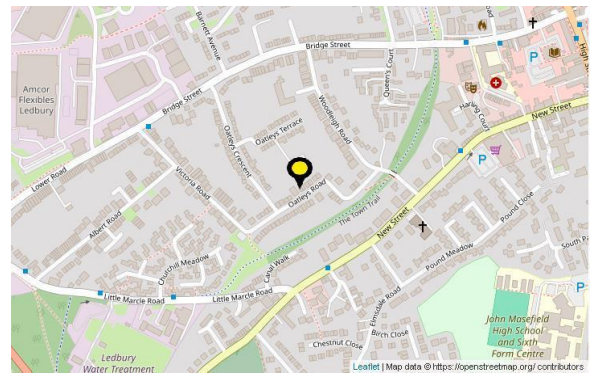
A generous rear garden laid to lawn with an array of well established shrubs, featuring Acer and Hazelnut trees. With a useful garden shed, to the rear is a greenhouse, woodstore and compost facility.

To the front of the property is a tarmac driveway with off road parking with the potential of future expansion.



Directions

From the agents office turn right and proceed down New Street. Turn right into Woodleigh Road, proceed over the railway bridge and immediately turn left into Oatleys Road. The property will then be located around the bend and on the right hand side.



Services

We have been advised that mains 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 "C"

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 C (70).



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