

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Gardeners paradise! A most pleasant detached bungalow with two double bedrooms and ensuite situated at the end of a sought after and tranquil cul-de-sac in the popular village of Ashperton. A mature and well-established garden with views across open farmland and a driveway for multiple vehicles as well as an attached garage.

Available with no onwards chain. EPC - E

5 The Ryders – Guide Price £495,000

Ashperton, Herefordshire, HR8 2SP

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5 The Ryders

Location & Description

Ashperton is a well-regarded village located within easy reach of Ledbury, Hereford, and the wider Herefordshire countryside. The area is known for its scenic surroundings, excellent walking routes, and strong community feel, making it a desirable location for a range of buyers.

Property Description

Situated at the end of a peaceful and highly sought-after cul-de-sac in the desirable village of Ashperton, this most pleasant detached bungalow offers spacious and well-maintained accommodation, complemented by beautifully mature gardens and delightful rural views.

The property features two generous double bedrooms, including a principal bedroom with en-suite, along with bright and comfortable living spaces that enjoy an abundance of natural light. The layout is thoughtfully arranged to provide a practical and welcoming home, ideal for those seeking single-level living. Externally, the bungalow truly excels. The well-established and attractively landscaped wrap-around garden is a real highlight, enjoying an ideal setting for gardening enthusiasts or those simply wishing to enjoy the outdoors in a private and picturesque environment. The garden enjoys open views across adjoining farmland, enhancing the sense of space and seclusion.

Further benefits include a private driveway providing parking for multiple vehicles, an attached garage, and scope for extension or reconfiguration (subject to the necessary consents), offering flexibility for future needs.

The accommodation with approximate dimensions is as follows:

Entrance Hall

An obscure glass door opening into an entrance hall with two ceiling light points. Two radiators. Two useful storage cupboards. Access into the loft space (partially boarded). Carpet.

Sitting Room 6.28m (20ft 3in) x 4.03m (13ft)

A dual aspect room with double glazed windows to the rear and side aspect with a striking view across open farmland. Two ceiling light points. A log burner inset into a stone fireplace with a slate hearth and wooden mantle piece. Two radiators. Carpet.

Kitchen Breakfast Room 4.54m (14ft 8in) x 3.82m (12ft 4in)

With Strip light. ceiling light point and wall light. Range style oil fired cooker that additionally operates the heating with a tiled surround. A range of wall and base units with a laminate work top and inset stainless steel sink and drainer unit. Double glazed window to the rear aspect. Vinyl flooring. Door into porch and Utility room.

Bedroom One 4.44m (14ft 4in) x 3.51m (11ft 4in)

A double bedroom with double glazed window to the front aspect. Ceiling light point. Fitted wardrobe cupboard. Radiator. Carpet.

Ensuite

With ceiling light point. Obscure glazed window to the side aspect with fitted blind. Walk in shower cubicle with mains overhead power shower and a panelled surround. Ceramic sink. Low level toilet. Carpet.





Bedroom Two 4.93m (15ft 11in) x 3.25m (10ft 6in)

A double bedroom with double glazed window with fitted blinds to the front aspect. Ceiling light point. Built-in wardrobe cupboard. Radiator. Carpet.

Family Bathroom

With three spot down lights. Obscure double glazed window to the side aspect. with fitted blinds. Panelled bath with overhead mains power shower and a tiled surround. Ceramic sink with undercounter storage. Low level toilet. Radiator. Heated chrome towel rail. Carpet.

Utility Room 2.92m (9ft 5in) x 2.14m (6ft 11in)

With double glazed window with fitted blinds to the rear aspect. A range of wall and base units with a laminate worktop and stainless steel sink and drainer unit. Single glazed internal window into the porch. Laminate flooring.

Garage 5.45m (17ft 7in) x 2.63m (8ft 6in)

With power and lighting and roller door to the front driveway. Double glazed too opening onto the rear garden. Wall mounted cupboards.

Porch

With ceiling light point. Double glazed window and door unit to the front driveway. Tiled flooring. Door opening into Kitchen.

Garden and Outside

The property sits on a generous plot with a well stocked wrap-around garden primarily laid to lawn.

A gravelled driveway to the front offers off road parking for multiple vehicles with a paved path to the rear of the property.

As side garden is home to a wood store and oil tank with an area laid to lawn with several well established fruit trees.

To the rear is a gravelled patio and raised rockery planter with a variety of mature shrubs, Greenhouse, outside shed and views beyond of the Herefordshire countryside. The garden continues to a point, passing through a hedged archway to a number of vegetable planters and a compost area in the far corner. Further lawn leads back to the front of the property with a number of well established trees.

Directions

Exiting Ledbury via the A438 head due West until reaching the Trumpet cross roads. Take the right hand turning onto Ashperton Road and continue through the village passing the primary school on your left hand side. Then take the second left, heading down Church Lane. The Ryders is then the first right hand turning where the property is located at the far end of the Cul-De-Sac.



Services

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

We understand the central heating is oil fired and there is a private drainage 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) 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 E (46).

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, completeness and reliability of the information is not guaranteed as to their accuracy or otherwise. Made with MapInfo 12.0.0.

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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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