



OCCUPYING A GENEROUS CORNER PLOT ON THE OUTSKIRTS OF POPULAR MARKET TOWN OF BROMYARD A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH FOUR BEDROOMS, GENEROUS LIVING ROOM, RE-FITTED CONTEMPORARY BREAKFAST KITCHEN, UTILITY ROOM, STUDY, CLOAKROOM, RE-FITTED BATHROOM, HOME OFFICE/ FAMILY ROOM, GARAGE WITH HOBBY ROOM OVER, DRIVEWAY PARKING AND PRIVATE LANDSCAPED GARDENS. EPC C

Guide Price - £415,000

20 Apple Tree Close, Winslow Road, Bromyard, Herefordshire, HR7 4UL



20 Apple Tree Close

Location & Description

20 Apple Tree Close is conveniently located within walking distance of the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

Property Description

20 Apple Tree Close is an attractive detached family home offering spacious and flexible accommodation, conveniently situated on the outskirts of Bromyard enjoying views towards the Downs yet within walking distance of local amenities.

This exceptionally well presented home was purchased by the current owners five years ago and has undergone a scheme of updating to include a bespoke contemporary kitchen by "Masterclass Kitchens", luxury bathroom with bath and walk-in shower and re-decoration and new flooring throughout. Benefiting from gas central heating and UPVC double glazing the accommodation comprises to the ground floor an enclosed entrance porch with bench seating and storage, welcoming entrance hall, cloakroom, study, spacious south facing living room flooded with natural light opening to the open-plan dining/ kitchen with island unit and seating area and a useful utility room. Accessed from the kitchen is a home office / garden room with French doors to the garden and access to the double garage with hobby room/ children's playroom over.

To the first floor the generous galleried landing leads to four double bedrooms and the spacious family bathroom.

The property enjoys lovely views towards Bromyard Downs from some of the upstairs rooms and outside provides driveway parking for two vehicles and attractive private landscaped gardens.

The agent highly recommends an early viewing to appreciate this beautifully presented and spacious family home.

Enclosed Entrance Porch 2.30m (7ft 5in) x 1.99m (6ft 5in)

With UPVC double glazed entrance door and double glazed windows to front and side aspect. Wood effect flooring. Fitted bench with storage under. Radiator. Ceiling light fitting. Opening to:

Entrance Hall

With staircase to first floor and useful understairs storage cupboard. Radiator. Pendant light fitting. Doors opening to:

Cloakroom

With side aspect UPVC double glazed opaque window. White suite comprising low level WC and pedestal wash hand basin with tiled splashback. Radiator. Ceiling light. Coving.

Study 2.92m (9ft 5in) x 2.30m (7ft 5in)

With front aspect UPVC double glazed window. Wood effect flooring. Radiator. Ceiling light. Coving.

Living Room 7.26m (23ft 5in) x 3.64m (11ft 9in)

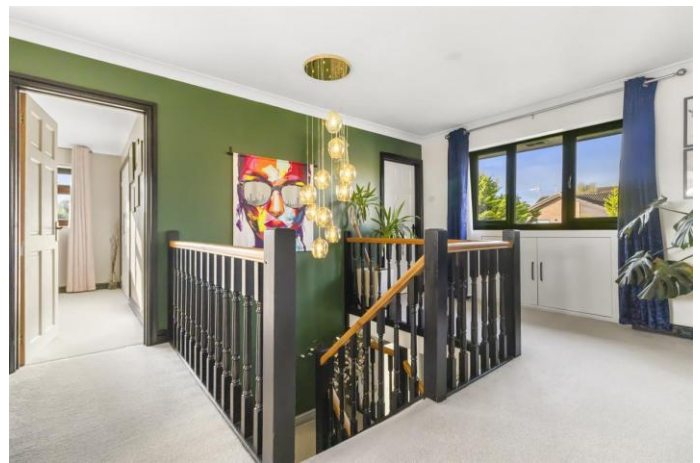
Flooded with natural light with double glazed UPVC windows to front and side. Two radiators. Coving. Two ceiling lights. TV point. Carpet. Open to:

Kitchen/Diner 5.99m (19ft 4in) x 3.64m (11ft 9in)

Re-fitted in 2023 with bespoke contemporary units by "Masterclass Kitchens". Heather Slate fronted wall and base units with LED under counter lighting, complimentary laminate worktops over with inset double resin sink and splashback ceramic tiling. Autumn blush island unit with storage below, bin storage and solid wood butchers block. Range style cooker with gas hob and electric oven. Wood effect flooring. Ceiling downlights. Radiator and separate ladder radiator. Cupboard housing gas fired central heating boiler. Rear aspect double glazed window and door to:

Utility Room 2.42m (7ft 10in) x 2.01m (6ft 6in)

Fitted cream base units with complimentary laminate worktops over, splashback ceramic tiling. Large pull out larder unit. Space for white goods and plumbing for washing machine. Laundry shoot. Vinyl flooring. Rear aspect double glazed window and door.





Office/Family Room 4.83m (15ft 7in) x 2.92m (9ft 5in)

With rear aspect double glazed windows and French doors opening onto the garden. Wood effect flooring. Ceiling downlights. Door to garage with hobby room/ playroom above described later.

First Floor Landing

Spacious galleried landing with front aspect UPVC double glazed window. Useful eaves storage. Carpet. Access to part boarded loft space. Airing cupboard with shelving and laundry shoot which leads to the utility room. Radiator. Doors to:

Bedroom 1 3.66m (11ft 10in) x 3.64m (11ft 9in)

South facing and filled with natural light. Double glazed UPVC window. Fitted wardrobe. Carpet. Radiator. Ceiling lights. Coving.

Bedroom 2 3.64m (11ft 9in) x 2.87m (9ft 3in)

Front aspect UPVC double glazed window. Fitted wardrobe. Radiator. Carpet. Coving.

Bedroom 3 3.64m (11ft 9in) x 2.42m (7ft 10in)

Enjoying view towards Bromyard Downs with UPVC double glazed window to rear. Fitted wardrobe. Carpet. Radiator. Ceiling light. Coving.

Bedroom 4 2.76m (8ft 11in) x 2.51m (8ft 1in)

Enjoying views towards Bromyard Downs with rear aspect UPVC double glazed window. Currently used as a dressing room with fitted wardrobes, hanging rail and dressing table. Radiator. Carpet. Ceiling light. Coving.

Bathroom

Re-fitted in 2025 with a contemporary suite comprising low level close coupled WC, vanity unit with wash hand basin and waterfall mixer tap, panelled bath with mixer tap and hand held shower. Glazed walk-in shower with sliding door and mixer shower with raindrop shower and hand held attachment. Ladder radiator. Ceiling downlights. Full height wall tiling and tiled floor. Two UPVC opaque double glazed window to rear.

Outside

Located on the corner of Apple Tree Close with a block paved driveway to the side of the property giving access to an attached double garage (20'8" x 16'8") with electric roller shutter door, light and power. Above the garage is a hobby room (23'8" x 10' 7") to sloping ceilings with UPVC double glazed window enjoying views towards Bromyard Downs, eaves storage, light, power and fitted wardrobe.

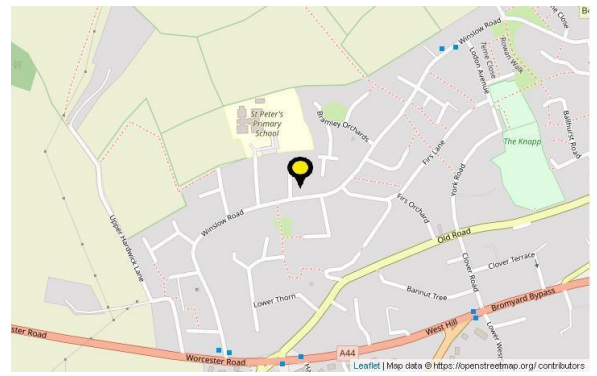
From the driveway, a pathway leads to the lawned foregarden, with mature planting and bamboo screening. Gated pedestrian access leads to the front door and paved side and rear gardens. The private garden is ideal for entertaining with a slate seating area.

There is a useful shed and wood store.



Directions

what3words - herring.both.pokes



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)

Council Tax

COUNCIL TAX BAND "C"

EPC

The EPC rating for this property is C (76).

GROUND FLOOR
1427 sq.ft. (132.5 sq.m.) approx.

1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 2410 sq.ft. (223.9 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.
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EST. 1981

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