



AN INDIVIDUAL DETACHED SPLIT-LEVEL PROPERTY SITUATED WITHIN THE POPULAR VILLAGE OF BROMSBERROW HEATH OFFERING DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION WITH TWO RECEPTION ROOMS, RE-FITTED BREAKFAST KITCHEN , SEPARATE UTILITY ROOM , CLOAKROOM, MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM AND WELL DESIGNED LOFT CONVERSION PROVIDING TWO BEDROOMS AND A SHOWER ROOM, PRIVATE GARDEN AND DOUBLE GARAGE WITH DRIVEWAY PARKING. EPC E

NO ONWARD CHAIN

Foresters End - Guide Price £450,000

Bromsberrow Heath, Ledbury, Herefordshire, HR8 1NX

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Foresters End

Location & Description

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

Foresters End is a detached individual property constructed in 1994 and situated within the popular village of Bromsberrow Heath with good commuting links to the M50. The original bungalow, built to a split-level design, offers deceptively spacious four bedroomed accommodation with the addition of a well designed loft conversion offering an open study landing, two additional bedrooms and a shower room, ideal for guests or a teenage annexe.

The accommodation comprises on the ground floor an entrance hall, cloakroom, sitting room, dining room, breakfast kitchen with French doors to the garden, utility room, two bedrooms and a family bathroom. To the upper ground floor is a master bedroom with en-suite shower room and a further bedroom / dressing room. A staircase leads to the first floor with a spacious study landing, two bedrooms and a shower room.

The property is accessed from a gated block paved driveway with parking for several vehicles and an integral double garage. The front garden is laid to lawn and enclosed by walling and hedging with gated access to both sides of the property leading to a private landscaped garden.

Accommodation

Entrance Hall

With UPVC double glazed front door. Wood effect tiled floor. Radiator. Storage cupboard. Access to loft space.

Cloakroom

With double glazed window to front. White suite comprising WC and wash hand basin. Wood effect tiled floor. Radiator.

Living Room 5.99m (19ft 4in) x 3.66m (11ft 10in)

Dual aspect double glazed window to front and sliding patio doors to the rear garden. Fire place with electric stove. The chimney could be opened up to have an open fire or woodburner. TV point. Two radiators.

Dining Room 3.64m (11ft 9in) x 3.04m (9ft 10in)

Double glazed window to rear. Radiator.

Breakfast Kitchen 5.32m (17ft 2in) x 3.59m (11ft 7in)

With double glazed windows to rear and French doors opening onto the garden. Re-fitted with a range of contemporary units comprising, wall and base cupboards with one and a half bowl sink/ drainer unit with tiled splash backs and worksurfaces over. Integrated NEFF double oven with induction hob and extractor hood over. Space for fridge freezer. Ceiling downlights. Radiator. Door to:

Utility Room 2.20m (7ft 1in) x 2.09m (6ft 9in)

Comprising matching wall and base units with stainless steel sink unit. Plumbing for washing machine. Wood effect flooring. Wall mounted





LPG Worcester central heating boiler. Door to the garden and double glazed window to rear.

Bedroom 3.30m (10ft 8in) x 2.73m (8ft 10in)

Front aspect double glazed window. Radiator.

Bedroom / Study 3.44m (11ft 1in) x 3.30m (10ft 8in)

Front aspect double glazed window. Wood effect flooring. Fitted storage. Radiator.

Family Bathroom

Suite comprising corner jacuzzi bath. Walk-in shower cubicle with mains shower. WC. Vanity unit with inset wash hand basin. Ladder radiator. Extractor fan. Tile effect flooring. Double glazed window with obscured glass.

FROM ENTRANCE HALL STAIRS LEAD TO UPPER GROUND FLOOR

Landing

Stairs to first floor.

Master Bedroom 5.27m (17ft) x 3.33m (10ft 9in)

Front aspect double glazed window. Radiator. Open to

En-Suite Shower Room

Tiled throughout. White suite comprising WC, vanity unit with wash hand basin. Walk-in shower. Chrome ladder radiator. Double glazed window to side with obscured glass. Extractor fan.

Dressing Room/ Bedroom 3.28m (10ft 7in) x 2.53m (8ft 2in)

Fitted storage/ wardrobes. Double glazed window to rear. open to master bedroom.

First Floor

Velux window. Open study area. Doors to:

Bedroom 3.49m (11ft 3in) x 3.64m (11ft 9in)

With sloping ceiling. A range of built-in wardrobes, drawers and seating area. Radiator. Velux window and attractive double glazed feature porthole window to front.

Bedroom 4.65m (15ft) x 3.49m (11ft 3in)

With sloping ceiling. Double glazed Velux window and feature porthole window to rear.

Shower Room

Fitted with a white suite comprising WC and wash hand basin. Walk-in shower cubicle with electric shower and tiled surround. Radiator. Vinyl flooring. Extractor fan.

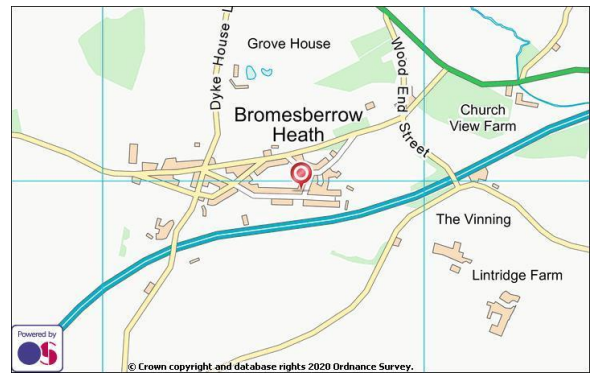
Outside

The property is set back from the lane in an elevated position enjoying rural views and accessed from a gated block paved driveway offering parking for several vehicles and integral double garage dimensions of approx. 19ft x 17ft 1in with up and over door, light and power. The front garden is laid to lawn with flowerbeds, mature shrubs and trees. Gated access to both side of the property lead to the enclosed private rear garden, laid to lawn with attractive planting, water feature and extensive patio leads from the kitchen and dining room. Steps lead down to a further decked seating area.



Directions

From the agent's Ledbury office turn right and proceed along The Southend and continue out of Ledbury on the A417 Gloucester Road. After approximately 4 miles take the 2nd signposted turning on the right to Bromsberrow Heath into Beach Lane. Take the 3rd turning on the left (immediately after the two bungalows Brimstone & Cornerways) into Bell Lane. The property should be visible ahead – turn right at the sign “Leading to Sandfields”, the driveway to the property can be found on the left.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating is via LPG. 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 formerly 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 63464

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is E (40).



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