



SAMUEL WOOD

Oakleigh, Portway, Orleton, Ludlow, Shropshire, SY8 4HG

Offers Based On £475,000



Oakleigh, Portway

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- Spacious 3 bedroom detached bungalow
- Stunning views
- Mature and attractive gardens
- No onward chain
- Rural setting surrounded by farmland
- Edge of popular well-served village
- Driveway parking and double garage

This 3 double bedroomed detached bungalow sits in a lovely rural setting surrounded by farmland and off a lane yet is only ¼ mile into this popular and extremely well-served North Herefordshire village. The property has mature and pleasant gardens, double-garage and parking. Accommodation benefitting from upvc double glazing and oil-fired heating includes: Sitting Room, Dining Hall, Kitchen / Breakfast Room with Pantry, 3 Double Bedrooms, modernised Shower Room, Cloakroom, Store and Rear Hall. No onward chain



The property sits in a rural setting on the outskirts of Orleton Village which has an excellent range of facilities to include: 2 Public Houses, Shop with Post Office, Doctors Surgery, Church, Village Hall, Junior School, active community and large Recreation Ground. The historic town of Ludlow lies to the north and is just a 5.5 mile drive, offering a comprehensive range of facilities, whilst the market towns of Leominster and Tenbury Wells are also within a short drive

Entrance Hall

with skylight

Cloakroom

having window and wc in white

Boiler Room

housing the Worcester oil fired boiler which heats domestic hot water and radiators together with ample room for further appliances

Kitchen / Breakfast Room

having window to side with this beautiful farmland view, a range of matching units, heat-resistant work surfaces, tiled splash backs, double-bowl sink unit, Neff electric hob, Neff electric double oven, ample room for table and chairs. Door into



Walk-in Pantry

having window to side with this lovely view, heat-resistant work surface and wall cupboards

Living Room

a lovely light room with 3 windows. Again with these fantastic rural views and feature fireplace with open grate

Bedroom 1

having window to side with a lovely view, shower cubicle with shower fitted and a wash hand basin with vanity cupboard

Bedroom 2

having window to frontage with this fantastic view

Bedroom 3

having window to side

Shower Room

having an upgraded suite in white of wash hand basin with vanity cupboard, wc and large shower cubicle with shower fitted, tiled splash backs and window to rear elevation

Outside

The property sits in a glorious rural setting yet close to the well-serviced village of Orleton. Accessed over a sweeping driveway which leads over a cattle grid and then round to the rear of the bungalow where there is excellent parking and two garages. The first garage has an electrically operated up and over door, space and plumbing for washing machine and window to rear. The second garage has roller shutter door and window to the rear elevation. Attractive good-sized and exceptionally well-presented gardens wrap around the bungalow and on every side beautiful views across rolling Herefordshire countryside can be enjoyed. At the front of the property there are some stone edged borders with shrubs and plants. Concrete pathways lead right around the property and sitting at the side and rear there are well-stocked floral borders with some mature trees

Services

Mains water, mains electricity, private drainage, oil fired heating to radiators, windows are upvc double glazed, open fire in the living room. Flood risk – low risk. Broadband speeds – Basic 5Mbps, Superfast 80 Mbps, Ultrafast 300 Mbps

Local Authority

Herefordshire Council

Council Tax Band - E





Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form



Directions

As you approach the village of Orleton from the Ludlow direction, you will come to a cross roads, take the turning on the right-hand side which is signposted to Orleton Common and The Goggin. Follow this road for approximately 600m and the property will be found on the right-hand side as indicated by the agent for sale sign







Floor Plans



Floor Plan
Floor area 162.8 sq.m. (1,752 sq.ft.)

Total floor area: 162.8 sq.m. (1,752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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