



The Cedar
Stretton Grandison, Ledbury HR8 2TS

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Guide Price £349,950

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DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW of NON TRADITIONAL CONSTRUCTION, in need of updating and modernisation throughout, enjoying LOVELY FAR REACHING ELEVATED VIEWS over SURROUNDING FARMLAND. The Cedars benefits from having an EN SUITE to MASTER BEDROOM, DOUBLE GARAGE, GENEROUS GARDENS MEASURING approx HALF AN ACRE, all being offered with NO ONWARD CHAIN.

Stretton Grandison is a small hamlet nestled in glorious countryside. There is a church and the historic towns of Ledbury, Malvern and the cathedral city of Hereford, are all within easy travelling distance. The market town of Ledbury has ample facilities to include churches of various denominations, shops, doctors surgery, cottage hospital, primary and secondary schooling and a train station. Links to the motorway network are via Junction 2 of the M50, which lies 4 miles south of Ledbury.



The property is accessed via a upvc door into:

ENTRANCE PORCH

9'01 x 5'01 (2.77m x 1.55m)

Tiled flooring, side aspect window. Fully glazed door into:

ENTRANCE HALLWAY

Two double radiators, airing cupboard housing the hot water tank and shelving, large built in storage cupboard, access to roof space.

LOUNGE

19'03 x 17'07 (5.87m x 5.36m)

Stone fireplace with raised hearth and mantle over, double radiator, wide front aspect window enjoying a lovely outlook over surrounding fields and countryside. Side aspect upvc sliding patio doors.

DINING ROOM

13'09 x 9'10 (4.19m x 3.00m)

Double radiator, side aspect window. Opening into:

GARDEN ROOM

10'03 x 9'11 (3.12m x 3.02m)

Side and rear aspect windows over the garden and farmland beyond.

KITCHEN/DINING ROOM

13'09 x 10'04 (4.19m x 3.15m)

Solid wood kitchen, range of wall and base units, stainless steel double bowl single drainer sink unit with mixer tap over, integrated double oven and grill with cupboards above and below, integrated dishwasher, fridge freezer, four ring electric hob with cooker hood above, larder cupboard with shelving, double radiator, rear aspect window enjoying a lovely private outlook over the gardens. Fully glazed door into:

REAR PORCH

Half glazed door to the outside. Door into:

UTILITY ROOM

6'02 x 4'05 (1.88m x 1.35m)

Space and plumbing for automatic washing machine, space for tumble dryer, rear aspect window.





BEDROOM ONE

11'09 x 10'04 (3.58m x 3.15m)

Double radiator, vanity wash hand basin with cupboards below and tiled splashbacks, built in double wardrobe with hanging rails and shelving, rear aspect window enjoying a lovely outlook over the gardens and fields beyond.

EN SUITE SHOWER ROOM

Fitted shower cubicle and tray with tiled surround, close coupled WC, vanity wash hand basin with cupboard below and tiled splashbacks, heated towel rail, rear aspect frosted window.

BEDROOM 2

12'09 x 11'08 (3.89m x 3.56m)

Vanity wash hand basin with mirror over, double radiator, built in double wardrobe with hanging rail and shelving, front aspect window enjoying a pleasant outlook over the gardens and farmland beyond.

BEDROOM 3

9'05 x 8'08 (2.87m x 2.64m)

Vanity wash hand basin with mirror over, single radiator, built in double wardrobe with hanging rail and shelving, front aspect window enjoying a pleasant outlook over the gardens and farmland beyond.

FAMILY BATHROOM

Coloured suite comprising modern panelled bath with tiled surround, pedestal wash hand basin, close coupled WC, single radiator, wall mirror, rear aspect frosted window.

CLOAKROOM

Low level WC, pedestal wash hand basin, single radiator, rear aspect frosted window.

OUTSIDE

Sweeping gravel driveway gives access to the parking and turning area suitable for the parking of several vehicles which in turn leads to two large garages. To the front of the property you have a large lawned area with interspersed flower borders and outside lighting.



REAR GARDEN

Access to either side of the property leads to the rear where you have a further large expanse of lawn enjoying various mature shrubs, trees and bushes. You also have outside tap and lighting. The gardens are surrounded by hedging surround. The whole plot measuring approximately half an acre and enjoys a lovely elevated private outlook.

GARAGE ONE

23'07 x 10'10 (7.19m x 3.30m)

Accessed via an up and over door, access to roof space, side aspect window, fully glazed frosted door out to the rear. Opening into:

GARAGE TWO

18'00 x 8'08 (5.49m x 2.64m)

Also accessed via an up and over door. Houses the oil fired central heating boiler.

AGENTS NOTE

The property is of Guildway timber frame construction and was built in the 1970's. The property is classed as non traditional.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

SERVICES

Mains water and electric, oil fired heating, septic tank drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.





TENURE

VIEWINGS

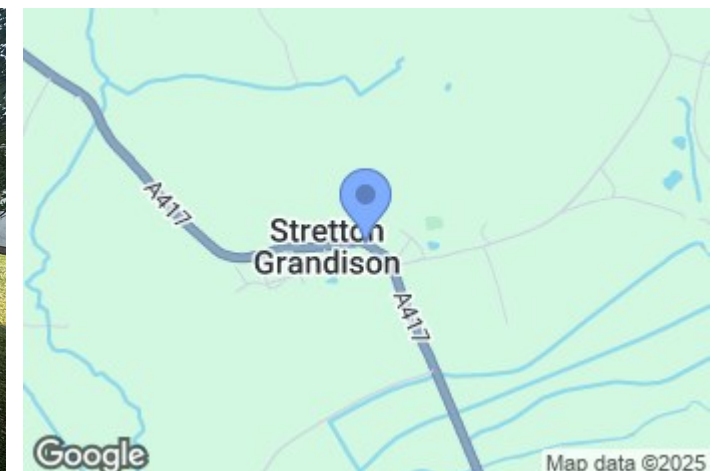
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

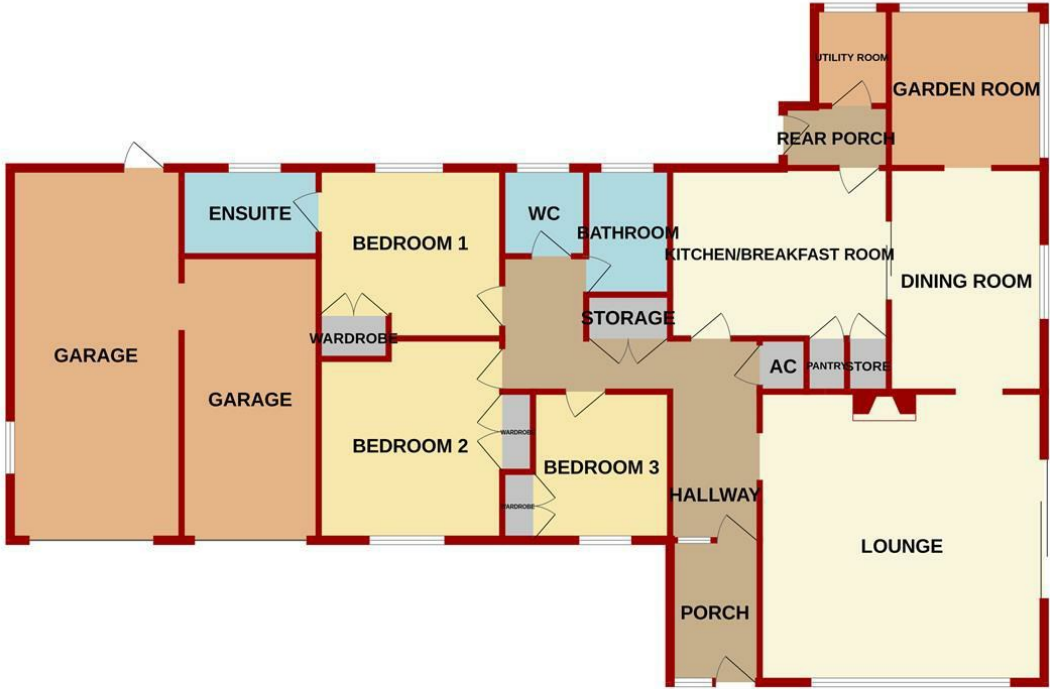
Proceed out of Newent on the B4215 towards The Trumpet crossroads with the junction of the A417 proceed straight over here onto the A417 Leominster Road, continue through the village of Ashperton and into Stretton Grandison where a turning right will lead to the bungalow, as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



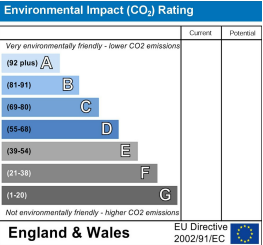
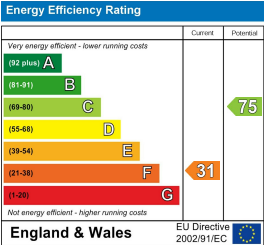
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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