



MEADOW VIEW, LITMARSH, NR MARDEN, HEREFORDSHIRE. HR1 3EZ
Well Located Modern House Enjoying Rural Location Set in About 5 acres.

SITUATION

Hereford 7.7 miles, Leominster 8 miles, Bromyard 13 miles, Ledbury 13 miles, Ludlow 19 miles, Malvern 21 miles, Worcester 26.5 miles.

Road Links: M50 (jct 2) 18 miles.

Trains: Hereford, Leominster, Ledbury.

International Airports: Birmingham 65 miles

Meadow View is situated in rural location along a quiet lane being well placed for both Hereford and Leominster, communications to main roads are within short drive which provides good access to the motorway network.

Education There is an excellent range of both public and private schools in the area with Primary School Education at Marden & Bodenham and secondary school education at Hereford or Leominster. There is significant range of independent schools including: Hereford Cathedral School, Lucton School, Malvern St James, Moor Park at Ludlow, and The Elms. For Independents see www.isc.co.uk and for state school information see www.herefordshiregov.uk/education-and-learning/find-a-school.

- Kitchen/breakfast room, living room.
- Utility & cloakroom. entrance hall.
- Master bedroom with dressing room, further 3 bedrooms
- Range of timber stables, field shelter.
- 13m x 12m agricultural barn, dog kennel.
- More land available by separate negotiation.

Gardens & Pastureland to about **5 acres**

Local, Sporting & Recreational The village of Marden offers post office/shop, public house, village hall, school, and church with the market towns of Hereford and Leominster, offering good range of independent shops, churches, public houses, restaurants, leisure centres, dentists, and doctors. Further amenities including theatres, restaurants and shopping are available at Cheltenham, Malvern, or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with Queenswoods, Brockhampton Estate, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester, and Cheltenham. Local Hunts include The Hereford/Clifton and Ludlow Hunts. Golf can be enjoyed at Hereford, Leominster, or Ludlow. Local equestrian centres within easy driving distance include Bromyard Equestrian, Hartpur, Hillview, Stourport Riding Centre, Three Counties Show Ground and Upper Sapey.



MEADOW VIEW

Meadow View is a well constructed family house offering 4 bedroom accommodation with views across open countryside. The property was built in 2022 by local builder to a very high standard with underfloor heating. The main entrance hall with stairs to first floor, with doors leading off to the kitchen and living room. The living room is dual aspect with doors out on to patio area, the kitchen/breakfast room is fitted with range of wall and base units with central island, the dining area has doors leading out onto the patio further door leads through to the utility/boot room & w.c. with door to outside. On the first floor there are Master bedroom & dressing room, which is plumbed and could easily be made into en suite with three further bedrooms & family bathroom.



OUTSIDE

Approached along a private drive serving just 4 other dwellings, Meadow View is accessed through an electric gate onto a large and level drive/parking area predominantly laid to gravel with concrete surrounding the agricultural barn 13.4m x 12.2m which has light, power and two large doors to the front. The barn offers potential for equestrian, agriculture, car storage or general workshop.

A fabulous patio surrounds the property itself and opens onto a formal lawned garden. To the side, there is a raised bank providing a lovely seating area which overlooks the two paddocks which measure approx. 3 acres and 1.5 acres, enclosed by stock-proof fencing.

Beyond the agricultural store there is a block of 3 stables in a further enclosed area, a small enclosed orchard and 2 freight containers offering further storage opportunities.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Herefordshire Council 01432 260000

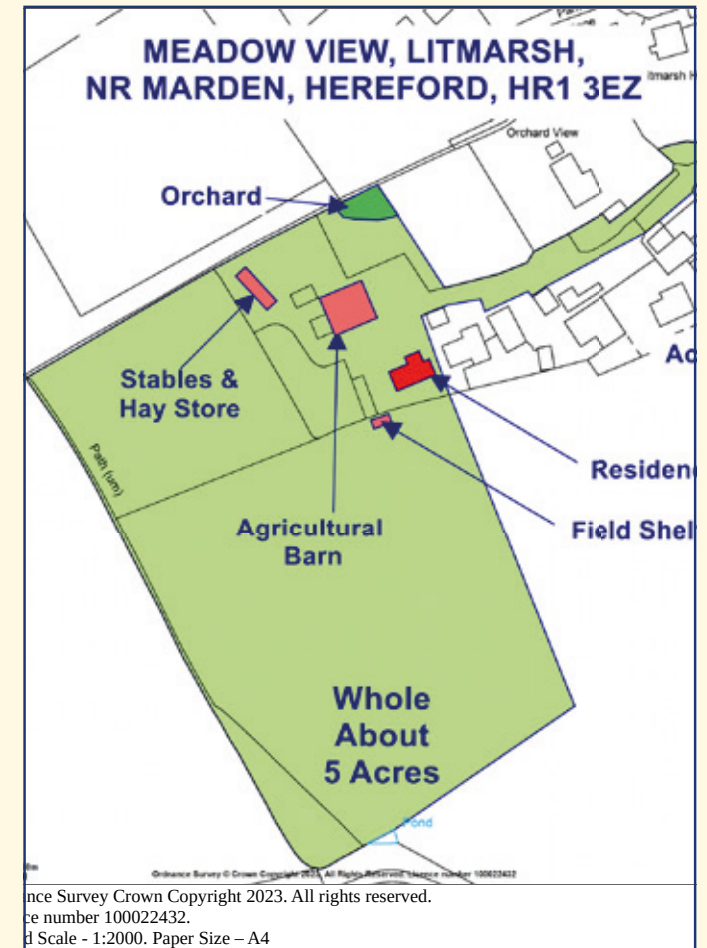
COUNCIL TAX: House band E

SERVICES Mains electricity & water, private drainage

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant position

WHAT3WORDS //overdone.bulb.trooper



Ordnance Survey © Crown Copyright 2023. All Rights Reserved. Licence number 100022432.

Scale - 1:2000. Paper Size - A4



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



foxgrant.com

Fox Grant

**MEADOW VIEW
HR1 3EZ**

DIRECTIONS

Postcode: **HR11 3EZ**

Leave Hereford travelling North on the A465 Aylestone Hill. At the roundabout continue straight over, signposted Sutton/Bodenham. Pass through the village of Sutton St Nicholas for 5 miles, taking the left-hand turn sign posted The Vault/Litmarsh. Continue along this country lane for approximately 1 mile and the entrance to White Gate Farm can be found on the left-hand side, with Meadow View located at the top of the cul-de-sac
WHAT3WORDS ///overdone.bulb.trooper

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**