



Marsh Cottage, Bodenham, Hereford HR1 3JB







**Marsh Cottage  
Bodenham  
Hereford  
HR1 3JB**

Summary of features

- Detached cottage
- Four bedrooms
- Sought after location
- Countryside views
- Open plan kitchen/diner
- Private gardens and garage

**Asking price £465,000**

**Description**

Welcome to this charming detached cottage located in the fringes of the sought-after village of Bodenham, Hereford. This delightful property is perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy. One of the standout features of this property is its picturesque countryside views, providing a tranquil and serene backdrop to everyday life. Imagine waking up to the beauty of the surrounding landscape every morning! Outside, you will find private gardens where you can unwind and enjoy the fresh air in complete privacy. Additionally, the property comes with a garage, providing convenient parking and extra storage space. Don't miss out on the opportunity to make this charming property your own and experience the joys of countryside living.

**Situation**

Bodenham has a village hall, a pub and a doctor's surgery and pharmacy. The local village of Marden has a Church, Primary Academy school, village store and post office. There is also a local community centre, which holds a variety of events and is host to several clubs and societies, including a playgroup. Leominster, a short drive away, has a variety of shops and facilities to meet most day-to-day requirements, with further and more comprehensive amenities, including boutique shops, restaurants and supermarkets being found close by in the City of Hereford.

**Accommodation**

The well presented accommodation comprises:

**Entrance Hall**

A welcoming hallway with space for a office desk under the stairs which rise to the first floor. A storage cupboard can also be located at the end of the hallway.

**Sitting Room**

Spacious room for large furniture, fireplace with wood burning stove and window overlooking the garden.

**Kitchen/Diner**

The airy kitchen extends into the dining area with two windows overlooking the countryside. The kitchen has patio doors to the garden and a range of eye and low level cupboards, breakfast bar space, ample area for dining and access to the utility/boot room.

**Utility & WC**

This area is ideal for managing household chores and outdoor gear, featuring ample storage space and facilities for laundry. It's a convenient addition for those who appreciate a tidy and organized home, along with a WC space.

**First Floor**

**Landing**

With window to the rear and storage units.

**Bedroom One**

A double bedroom featuring two windows overlooking the garden and countryside. Access to the en-suite which has a bath with shower over, WC and wash hand basin.

**Bedroom Two**

A double bedroom to the front aspect overlooking the garden with storage cupboard.

**Bedroom Three**

Another double bedroom at the front of the property, views across the garden.

**Bedroom Four**

A smaller double bedroom with window to the rear.

**Bathroom**

Fitted with a three piece suite which includes, bath with shower over, WC and wash hand basin.













### Outside:

The outdoor space at Marsh Cottage is as captivating as the interior. The property is surrounded by great sized gardens, with courtyard space to the rear, offering a perfect spot for outdoor dining, gardening, or simply enjoying the peace and quiet of the countryside. The panoramic views over the adjoining fields add to the sense of space and tranquility, making this property a true rural retreat.

The garage is a great addition and gives further potential.

### Services:

Services connected: Oil heating, private drainage, mains electric and water.

Herefordshire Council Tax Band: E

### Directions:

From Hereford City, head north on the A465 over Aylestone Hill. At the roundabout take the third exit onto the A4103, after roughly a mile take the first left onto the A465 and continue until the Burley Gate roundabout. Take the first left on the A417 and after about 3 miles, take the left turn onto a small lane sign posted to Upper Maund. After a short distance the property can be found on the left hand side.

### Tenure:

Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area 1543 sq ft – 143 sq m  
 Ground Floor Area 918 sq ft – 85 sq m  
 First Floor Area 625 sq ft – 58 sq m



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