



Oak House Hoarwithy, Hereford, HR2 6QJ



Sunderlands
Residential Rural Commercial



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Hereford
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Summary of Features

- Modern detached property
- Four bedrooms
- Open plan kitchen/dining/living room
- Sought after village location
- Ample parking and garage
- Well presented throughout

Asking Price £675,000

Nestled in the charming village of Hoarwithy, Hereford, this modern detached house offers a perfect blend of comfort and contemporary living. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space and style. Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-presented interiors reflect a thoughtful design, ensuring that every corner of the home is both functional and aesthetically pleasing. One of the standout features of this property is its energy-efficient heating system, which includes an Air Source Heat Pump, underfloor heating, and a heat recovery system. The property boasts ample parking for up to four vehicles, a rare find in such a sought-after village location. Hoarwithy is known for its picturesque surroundings and community spirit, making it an ideal place to call home.

Location

Hoarwithy lies about ten miles south of Hereford in the lower Wye Valley area, well placed for access to the town of Ross on Wye, five miles and also to the A40, M50 giving fast access to south Wales and the Midlands. The nearest shopping would be in Ross on Wye town providing schooling, shops, restaurants and leisure facilities. In Hoarwithy there is a public house, historic Italian church Romanesque and Byzantine style building. There is also some lovely walks around the surrounding countryside.

Accommodation

The well presented accommodation comprises: Porch, entrance hall, living room, WC, open plan kitchen/dining/living room, utility, four double bedrooms, two en-suite shower rooms and family bathroom.

Porch

The porch at this property serves as a warm and inviting entrance, offering a transitional space between the outdoors and indoors. It's the perfect spot to hang coats, kick off shoes, and get comfortably settled before stepping inside.

Entrance hall

The porch opens into a welcoming entrance hall, setting a warm tone for the home. From here, all principal ground floor rooms are easily accessed, creating a natural flow throughout the space. A staircase gently rises from the hall, leading to the first floor.

Open plan kitchen/dining/living room

The open plan kitchen, dining, and living area is an exceptional example of contemporary design, offering a superbly light and airy atmosphere throughout. This effect is enhanced by high-performance aluminium triple-glazed

windows positioned on both the front and side aspects, flooding the space with natural light throughout the day. At the rear, a striking set of triple-glazed aluminium bi-fold doors span nearly the full width of the room, opening directly onto a generously sized entertaining deck. These doors create a seamless indoor-outdoor transition, ideal for alfresco dining and summer gatherings, effectively extending the dining space into the open air. The kitchen itself is both stylish and highly functional, featuring a premium selection of sleek, contemporary base and wall-mounted units. These offer a wealth of cleverly designed storage solutions, including deep pan drawers, corner carousel units, and discrete pull-out compartments to maximise space and convenience. A suite of integrated AEG appliances includes a sleek induction hob paired with a stainless steel extractor hood, an eye-level oven and microwave, and a built-in dishwasher, all contributing to the kitchen's streamlined, high-end finish. Further thoughtful touches include bespoke cutlery drawers, under-cabinet LED lighting, and recessed ceiling downlights, creating a bright yet ambient environment ideal for both daily living and entertaining. The space is also equipped for modern convenience with dedicated TV and telephone points, controls for underfloor heating, and a designated area for a full-sized American-style fridge/freezer. An oak-panelled door offers access to the adjoining room, completing this elegant and practical heart-of-the-home layout.

Utility

Triple-glazed door to the rear aspect. Contemporary white high-gloss base units featuring an integrated Blanco one-and-a-half bowl ceramic sink. White high-gloss door leads to understairs storage, housing the underfloor heating manifold and consumer unit.

Living room

This spacious and light-filled living area is designed for both comfort and style. Twin triple-glazed aluminium windows to the front aspect provide excellent thermal efficiency while allowing an abundance of natural light to flood the room. To the rear, sleek triple-glazed aluminium doors open seamlessly onto a south-facing decking area, effectively extending the living space outdoors and creating the perfect setting for indoor-outdoor living and entertaining. The room benefits from underfloor central heating, ensuring a comfortable temperature throughout the year. Additional features include TV and telephone connection points for modern convenience, and beautifully crafted oak skirting boards that add a touch of natural warmth and elegance to the contemporary interior design.

WC

A seamless extension of the wood-effect flooring. Includes





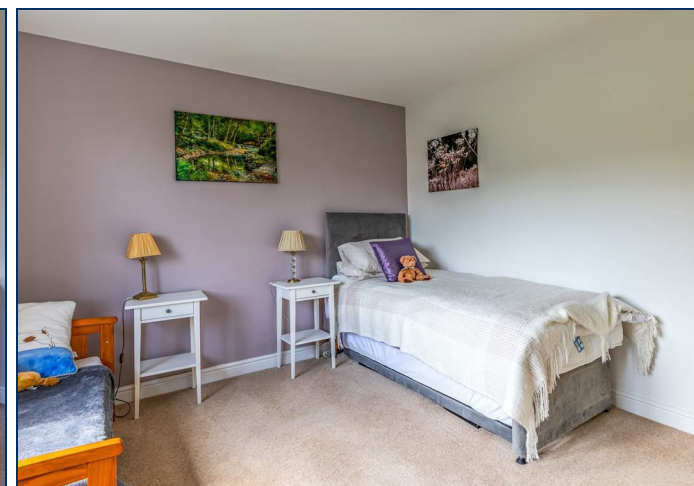
Grohe fixtures such as a low-level WC with concealed cistern, and a wall-mounted basin paired with an under-cabinet vanity unit. Features tiled finishes on both the floor and walls.

First floor landing

Featuring triple-glazed aluminium windows at both the front and rear, offering attractive views. Double doors open to a cupboard containing the underfloor heating manifold.

Bedroom one & en-suite

A generously proportioned double bedroom featuring a triple-glazed aluminium window to the front aspect, offering an attractive outlook, along with an additional triple-glazed aluminium window to the side, ensuring an abundance of natural light. The room is equipped with a TV point and finished with an oak-panelled door leading to:



En-Suite Shower Room

Luxuriously appointed and fitted with high-quality Grohe fixtures, the en-suite comprises a wall-mounted wash hand basin with an under-cabinet vanity unit, cabinet mirror includes integrated lights, heated towel rail, a low-level WC with concealed cistern, and a walk-in enclosed shower cubicle featuring Grohe twin shower heads. An obscured triple-glazed aluminium window to the side aspect provides both privacy and natural light.

Bedroom two & en-suite

A well proportioned and light-filled double bedroom, benefiting from a triple-glazed aluminium window to the rear aspect, providing stunning views over the surrounding countryside. The high-performance window ensures excellent insulation and soundproofing, enhancing the room's comfort. The room is elegantly finished and accessed via a quality oak door, which leads through to a luxuriously appointed En-Suite Shower Room. Fitted to a high specification with Grohe fixtures and fittings, the en-suite includes a low-level WC, a wash hand basin set within a sleek under-cabinet vanity unit, heated towel rail, and a mirror-fronted medicine cabinet with integrated lighting. A display niche adds a stylish and functional touch for toiletries or decor. A stainless steel heated towel rail provides both comfort and contemporary appeal. The highlight is the walk-in double shower cubicle, featuring dual shower heads for a spa-like experience. Recessed ceiling spotlights provide soft, ambient lighting, completing the modern, high-quality feel of this private en-suite facility.



Bedroom three & four

Both bedrooms three and four are generously sized double bedrooms, each equipped with triple-glazed windows, offering excellent insulation and soundproofing. These windows are strategically placed to provide natural light and scenic views, with one set facing the front aspect and the other set overlooking the rear of the property. The layout of each room allows ample space for free-standing furniture, offering flexibility for the occupant to arrange their personal belongings with ease. Whether for a home office, study area, or simply a cozy retreat, these rooms provide an adaptable environment suited to a range of needs.

Bathroom

A triple-glazed aluminium window, with a side-facing aspect, is discreetly positioned. The installation is of exceptional quality, featuring Grohe fittings and a built-in vanity unit. The space boasts modern tiled floors and matching tiled walls. The bath is fitted with a tiled panel and a mixer tap shower. There's also a walk-in enclosed shower cubicle with dual shower heads. A wall-mounted ladder-style towel rail, a mirror-fronted medicine cabinet with integrated lighting and recessed spotlights complete the room.

Directions

Leave Hereford south initially on the A49 and at the Broadley's crossroads take the left turn onto the Holme Lacy Road and then at the mini roundabout turn right onto the Hoarwithy Road follow the signs to Little Dewchurch. Pass through the village of Little Dewchurch and continue into Hoarwithy and at the pub turn right and then immediately right along a country lane. After about 100m the property can be seen on the left hand side.



Outside & garage

The outdoor space at this property is undoubtedly one of its standout features, offering a perfect blend of functionality and aesthetics. At the front, a tarmac driveway provides ample parking space for several vehicles, making it both practical and welcoming. This driveway leads to a detached garage (19' x 10'6" or 5.79m x 3.2m), which boasts a vaulted ceiling, allowing for additional storage space, along with power points and lighting for convenience. A side passage provides easy access to an attached plant room, housing the pressurised hot water cylinder and the rainwater recovery system. This system is not only eco-friendly but also incredibly practical, as it is used to flush the toilets and water the outdoor taps, showcasing the property's sustainable approach to living. The front gardens are beautifully laid to lawn, with barked borders and a sleeper-edged front border that is well-stocked with spring-flowering shrubs. Perhaps the most impressive feature of the outdoor space is the non-slip decked area, which enjoys a sunny south-facing aspect. The deck spans the entire width of the property, creating a seamless and contemporary outdoor space for both relaxation and entertaining. With ample room for alfresco dining and lounging, it provides the perfect setting for enjoying the outdoors. The deck is connected to the lawned area by a set of steps, and the space is enclosed by fencing and fledgling hedgerows, providing both privacy and a natural, tranquil atmosphere. The property as a whole, with its stone-faced facade and slate roofs, offers a modern yet characterful feel, blending beautifully with its surroundings.

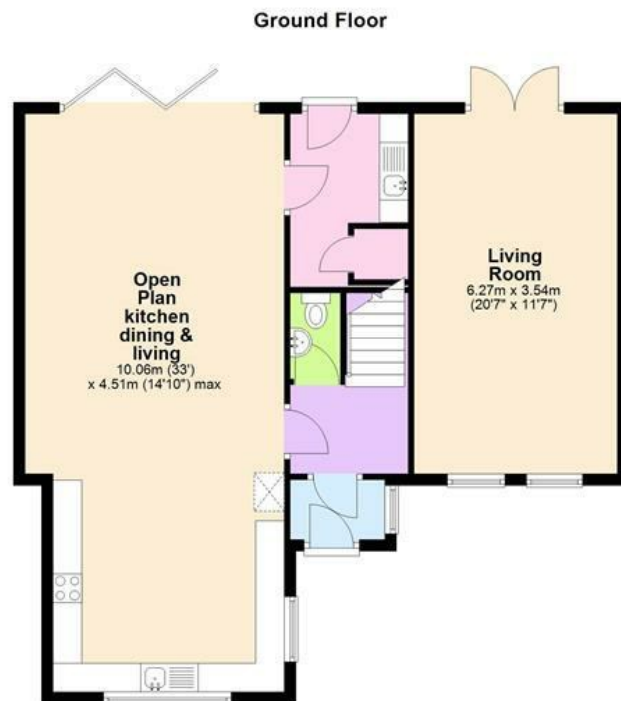
Services

We understand mains water and electric are connected to the property.
Private drainage.
Air source heat pump & under Floor heating throughout.
Heat recovery system.
All rooms are individually thermostatically controlled.

Herefordshire council tax band - F

Tenure - Freehold





Total area: approx. 161.6 sq. metres (1739.5 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.