



Skyda Green Lane, Little Dewchurch, Hereford, HR2 6PS



**Sunderlands**  
Residential Rural Commercial



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Green Lane  
Little Dewchurch  
Hereford  
HR2 6PS**

### Summary of Features

- Detached house
- Four double bedrooms
- Two reception rooms
- Sought after village location
- Well presented and spacious accommodation
- No onward chain

**Offers In The Region Of  
£499,950**

Situated in the picturesque village of Little Dewchurch, this charming detached property presents a fantastic opportunity for anyone looking for a spacious family home in a highly desirable area. Constructed in the 90's, the house features a well-designed layout that includes two sizeable reception rooms, ideal for entertaining or enjoying relaxed family time. With four generously sized bedrooms, the home offers plenty of room for a growing family or for hosting guests. Although the property would benefit from some modernisation, it provides an excellent chance for buyers to put their own stamp on it. With no onward chain, the purchase process is made easier, ensuring a smoother move into your new home.

### Location

Located in a peaceful location within the popular village of Little Dewchurch, approximately 6 miles south of the Cathedral City of Hereford and 7 miles north of the Market Town of Ross on Wye. Little Dewchurch has a Primary School, Public House, Church and regular bus service to both Hereford and Ross on Wye.

### Accommodation

The well presented accommodation comprises:

#### Porch

The porch serves as a sheltered transitional space between the outdoors and the interior of the house. It leads directly through into the formal entrance hall.

#### Entrance Hall

The entrance hall provides a welcoming first impression, leading directly into the heart of the home. From here, access is granted to all principal ground floor rooms, while a staircase rises to the first floor. An understairs cupboard offers convenient storage.

#### Living Room

The living room is a standout feature of the property, boasting a central focal point gas fire with

an elegant surround, a charming bay window that fills the space with natural light, and double doors leading to the dining room. It also offers ample room for large furniture, making it perfect for both relaxing and entertaining.

#### Dining Room

The dining room is a formal space ideal for hosting, positioned just off the kitchen and living areas for easy flow. Sliding patio doors at the rear offer seamless indoor-outdoor entertaining and natural light.

#### Kitchen

The kitchen features matching wall and base units for a cohesive look, with a sink drainer unit positioned beneath a large rear-facing window for ample natural light. It includes an integrated oven with a gas hob, space for freestanding white goods, and a practical breakfast bar for casual dining.

#### Utility Room

The utility room features matching wall and base units, a sink with drainer, and allocated space for white goods. A side access door provides direct entry to the garden.

#### WC

Fitted with low level WC, wash hand basin and obscure front aspect window.

#### First Floor

##### Bedroom one & En-Suite

Bedroom one is a spacious double room with a rear-facing window overlooking the garden. It offers space for free-standing furniture and has access to a En-Suite Shower, which includes a low-level WC, wash hand basin, shower cubicle, and a side aspect obscure window.

##### Bedroom two

Bedroom two is another double bedroom, with space for free standing furniture, large installed wardrobes and front aspect window overlooking the neighbouring countryside.





### Bedroom three

A spacious double bedroom to the rear of the property, with room for free standing furniture, large installed wardrobes and window overlooking the garden.

### Bedroom four

Positioned between bedrooms two and three, a compact double bedroom with side aspect window, currently being used as an office.

### Bathroom

Fitted with a bath tub with shower over, low level WC and wash hand basin. Obscure side aspect window for privacy.

### Outside

The outdoor space is a standout feature of the property, boasting a large front driveway leading to a double garage with two electric doors, rear access, power, and lighting. The front garden is mainly laid to lawn, bordered by a decorative array of plants and shrubs, and enclosed by fencing and hedging for privacy. To the rear, a paved patio area is enclosed by walling, with a pathway leading from the side gate. The rear garden includes two sheds, a central decorative feature, and a well-maintained lawn, all securely enclosed by fencing and hedging.

### Services

We understand mains water, electric and drainage are connected to the property. Oil fired central heating.

Herefordshire Council Tax Band - F

Tenure - Freehold



Directions

From Hereford, proceed south on the A49 turning left by the former Broadleys Public House followed by a turning to the right at the next roundabout (signposted Little Dewchurch/Hoarwithy). Continue along this road into the village of Little Dewchurch, turning left at the green (signposted Bolstone), where the property will be seen on the right hand side as denoted by the Agent's For Sale board.



Total area: approx. 212.7 sq. metres (2289.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		72
England & Wales		EU Directive 2002/91/EC



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