



3 Ramblers Park, Whitestone, Hereford, Herefordshire, HR1 3SD
Guide Price £650,000

HUNTERS[®]
EXCLUSIVE



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A stunning recently constructed detached residence, immaculately presented with a bespoke and luxurious specification throughout

- *Situated within an exclusive development of three detached homes designed for luxurious living*
- *Generous fifth acre plot (TBV)*
- *Beautiful views towards the Black Mountains*
- *Concealed zoned lighting, individual thermostat controls to all rooms*
- *Reception hallway, bespoke kitchen and breakfast area, utility, separate WC, dining room with access to terrace, Sitting room*
- *Two bedroom suites with luxurious en suite facilities, two further bedrooms, fabulous family bathroom*
- *Detached double garage with first floor gym/home office (suitable for annexe subject to PP)*
- *Generous lawned 'wraparound' gardens with extensive terracing, decking and views*
- *High speed fibre (FTTP) average 100 – 140 mb*





SITUATION AND DESCRIPTION

Whitestone is conveniently situated just a few minutes drive from the city of Hereford with locally the nearby villages of Withington, Bartestree and Lugwardine providing amenities including primary and senior schools, post office, fish and chip shops, convenience stores, public houses, church, hairdresser and village halls. It is also readily accessible to Worcester, Ledbury, Ross on Wye and Malvern, with the M5 at Worcester and the M50 at Ledbury and Ross on Wye providing excellent motorway communications.

Ramblers park is an exclusive development of three recently constructed stunning detached homes. Built by Fairview Homes Property Ltd, local independent house builders based in Herefordshire, the property is designed for luxurious living with emphasis on quality design and finish, well thought out design and flexibility, quality craftsmanship and attention to details. Each of the properties has been built with attractive Audley Antique brickwork and clad with cedarwood. The roofs are Spanish slate, with anthracite grey soffits and fascias to compliment the doors and windows.

The property offers stylish accommodation with all the space, technology and features for modern day family living. The beautifully light entrance hallway opens into the sitting room with French doors leading onto the garden; the breakfast kitchen is comprehensively fitted with quality fixtures and fittings including AEG double oven, five burner gas hob, extractor, AEG dishwasher and fully integrated Zanussi tall fridge freezer. The separate dining room could equally be used as a family room, play room or home office and is dual aspect so very light. There is a very well fitted utility room and again the attention to details shows through with quality units incorporating smaller 'user friendly' wooden drawers within. Off the utility is a cloakroom perfect for easy access when entertaining in the garden. To the first floor are 4 bedrooms, the master comprehensively fitted with wardrobes, cupboards



and drawers, two with ensuite facilities incorporating luxurious fittings including frameless bath and shower and a family bathroom.

The separate garage block has electronically operated garage doors and a useful first floor room which again could be used for home office, playroom or as it currently is, a gym. The whole building could easily be altered subject to any necessary planning consents to provide additional living accommodation, annexe for elderly/dependent relative, or as a letting unit. It is fully insulated, has velux windows, power, light, telephone and internet, and to the stairs and first floor, high quality commercial grade fitted carpeting.

PORCH

With panelled ceiling, down lighting

HALLWAY

With high quality boarded laminate flooring, understairs airing cupboard with direct pressure system, part glass panelled door to

SITTING ROOM

Again with high quality boarded laminate flooring, up lighting, double glazed French doors

KITCHEN/BREAKFAST ROOM

With double glazed French doors, high quality quartz work surface space with superb country style quality kitchen incorporating integral mixer tap and spray head, flexible storage, integral spice, wine racks, further sliding utensil cupboards, AEG double oven and dishwasher, Zanussi integral fridge and freezer, 90cm 5 ring gas hob with AEG brushed chrome extractor over. Down lighting, porcelain flooring, further seating area with delightful terrace views to open countryside beyond.



UTILITY ROOM

Again with porcelain flooring, high specification with quartz work surface space, plumbing for automatic washing machine and space for tumble drier, bespoke built in cupboards incorporating a most useful wooden racking system with pull out drawers, further built in cupboards incorporating charging point for vacuuming system, under floor heating. Worcester gas fired central heating boiler

SEPERATE WC

With porcelain floor, contemporary styles wash hand basin with cupboards under

DINING ROOM

With high quality boarded laminate flooring, double French doors to terrace, up lighting

ON THE FIRST FLOOR

Stairway to split landing with contemporary style oak balustrade incorporating glass infill leading to main landing with doors to

MASTER BEDROOM SUITE

A delightful room with part pitched ceilings, luxurious and comprehensive range of bedroom furniture including wardrobes, drawers and matching bedside tables. USB points. Dual aspect room with far reaching views towards the Black Mountains.

EN-SUITE SHOWER ROOM

Pitched ceiling and contemporary central glass panelled shower, Aqua Dart frameless glass shower incorporating mains pressure boosted wide bore shower head with ancillary shower, aluminium controls, contemporary WC and wash hand basin, tiling, shaver and light point, chrome heated towel rail, illuminated and heated mirror.

FAMILY BATHROOM

Again to a high specification and incorporating panelled bath, square wide bore shower and screen, wash hand basin, illuminated and heated mirror, chrome heated towel rail, shaver point.

BEDROOM THREE

Pleasant aspect overlooking open countryside

BEDROOM FOUR

Again with part pitched ceiling and access to extremely well insulated loft space with power, lighting, TV aerial and distribution unit

BEDROOM TWO SUITE

With far reaching views, part pitched ceiling, built in double wardrobe, luxurious

EN-SUITE SHOWER ROOM.

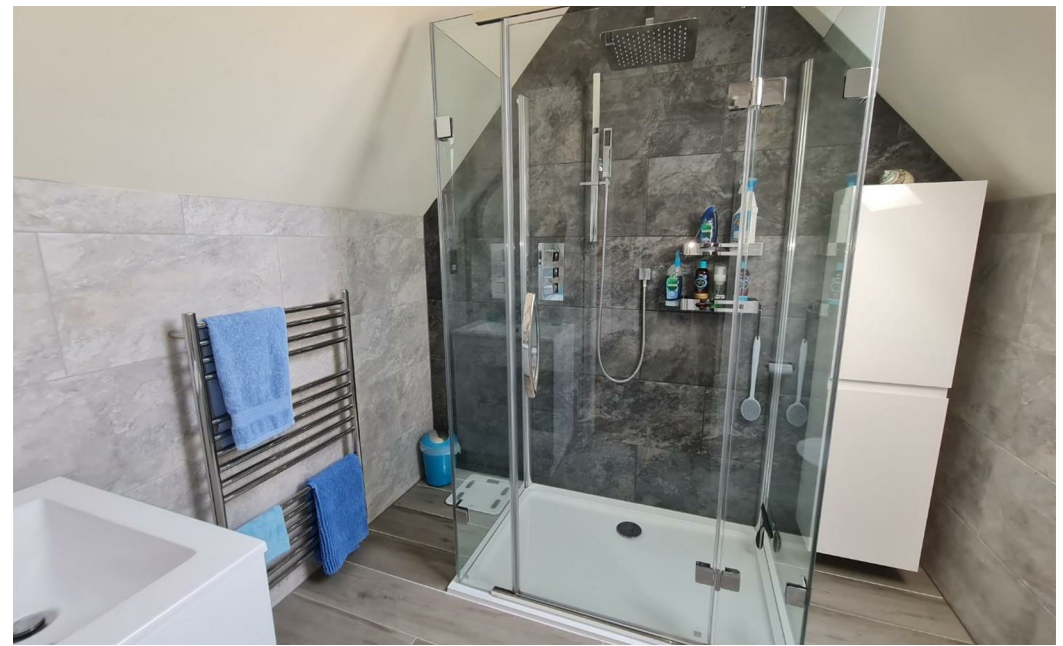
Again contemporary style wash hand basin, WC, cupboard space, full tiling, heated chrome towel rail and large walk in fully tiles shower with wide bore square shower and ancillary. Feature down lighting.

SEPARATE CEDAR CLAD BLOCK BUILT DOUBLE GARAGE

With electronically remote controlled electronically operated insulated roller door, concreted floor, numerous double power points, fluorescent lighting, consumer unit wiring in readiness for an electric car charger. Stairway to first floor

USEFUL OFFICE/GYM AREA

Suitable for incorporation into an annexe if required and subject to any necessary



consents, presently with numerous power points, fluorescent lighting, part pitched ceiling and velux windows. Telephone and internet connections.

OUTSIDE

To the front is extensive car parking area for up to at least 4 cars, with a further lawn area to the side. Immediately to the front of the property is a central pathway with lawn and box hedging. The property has feature outside lighting all around with night/day and motion sensors. There are useful hot and cold water taps to both front and rear of the property, and 2 external power points.

We understand the site extends in total to approx. a fifth of an acre. To the rear is a generous sized circular lawn garden bordered by a boomerang style deck, which adjoins the boundary fence. Extensive Indian Sandstone paved patios with pathway to the garden situated to the far side of the property, which is entered through a feature metal archway, leading to raised planting beds, with steps to the terraced planting area which has fruit trees and planting, water butt and composter. In addition this area features a nature garden, visited by a variety of wildlife. The boundary fence has a number of feature garden shrubs and bushes.



Energy Efficiency Rating	
Current	Potential
84	92

Very energy efficient - lower running costs

102 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

England & Wales

EU Directive

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

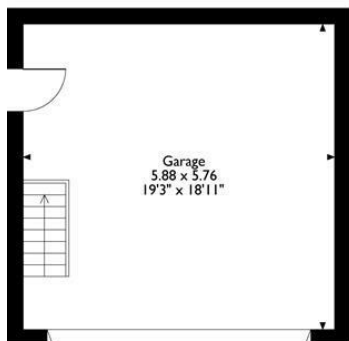
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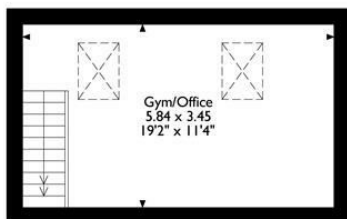
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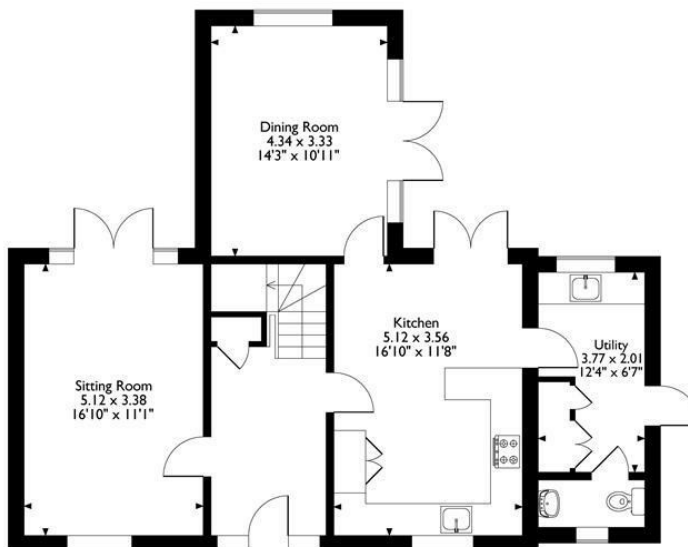
3 Ramblers Park, Whitestone, Hereford
 Approximate Gross Internal Area
 Main House = 143 Sq M/1540 Sq Ft
 Garage = 54 Sq M/581 Sq Ft
 Total = 197 Sq M/2121 Sq Ft



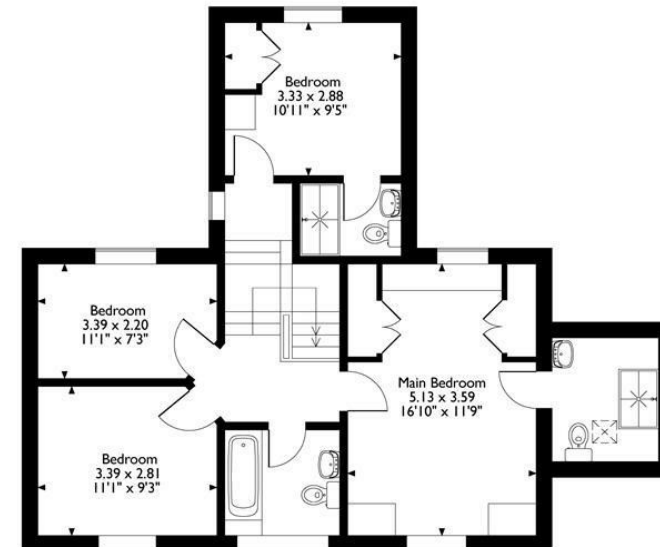
Garage Ground Floor



Garage First Floor



Ground Floor

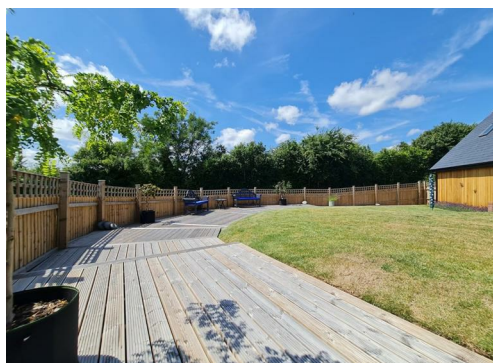


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing Arrangements

Strictly by prior appointment only
 through the agent Hunters
 01432 278278 | Website:
www.hunters.com





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