

OAK TREE HOUSE

£400,000



“A versatile home in a peaceful location”

Leominster, Herefordshire

Oak Tree House is a modern, detached family home, occupying a peaceful location on the fringes of Leominster town. Enjoying far-reaching views across the open countryside, directly to the front, the property also benefits from easy, walkable access to the town’s amenities.

- Detached family home
- Peaceful, edge-of-town location
- Versatile layout
- Overlooking open countryside
- Walking distance to town
- Off road parking with garage
- Five reception rooms
- Manageable garden



With five, versatile reception rooms, this property can be easily configured to accommodate the demands of any modern family: such as living areas, separate TV rooms, hobby rooms, playrooms, an office, music room or even an at-home workout space.

The property sits back off the quiet road and has a generous driveway, bordered by a low, decorative brick wall, allowing plenty of off-road parking and giving access to the garage.

The front porch is approached via a couple of steps and opens into a useful space to hang coats and store shoes. A central hallway leads right through to the rear of the property and connects the home. The sitting room has a large, front-facing window, giving plenty of light. A further sitting area lies directly behind this and leads into the rear dining room; this space easily accommodates a large dining table and is the perfect space to everyone to congregate for family gatherings. A set of patio doors lead out the rear garden.

From here, a half-glazed wooden door connects to the kitchen: a large space with neutral floor and wall-mounted cabinets, offering plenty of storage. There is an integrated dishwasher, fridge freezer, waist-height oven and communal breakfast bars - a great spot for a coffee and a chat. A decorative arch connects through to a quirky space which could be perfect as a home office or, as it is currently used, a music room.

Lastly there is a further useful, multi-purpose room to the front of the property, this is accessed down a couple of steps, lending character. A cloakroom with wash hand basin and WC, completes the downstairs.

Upstairs, there are three double bedrooms. The master overlooks the front of the property and has a large bank of fitted wardrobes. The stylish family bathroom has two sinks above vanity units, a bath and walk-in shower.

Outside: From the front driveway, a path leads around to the rear garden, which is private and secured via a pedestrian gate: perfect for small children and pets. A paved seating area overlooks the lawn and raised flower beds and there is also a cute, elevated garden room, which is great for storage, as a playhouse or to sit out and enjoy the garden in all weathers.





Area: Stockenhill Road is a quiet area on the outskirts of Leominster, with countryside walks from your doorstep, yet with convenient access into town. Pretty, Leominster town offers independent shops, supermarkets, transport hubs, schools, medical services, cafes and restaurants.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

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