



**COBB
AMOS**
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

6 Pool Meadow, Much Dewchurch, Hereford, HR2 8BG
Price £599,950

6 Pool Meadow Much Dewchurch Hereford

An exceptional opportunity to purchase a fantastic executive style detached home built in the late 1990s in a lovely quiet cul-de-sac with open rural views, on the edge of this popular village to the South of Hereford city.

Offering four double bedrooms, two with en-suite facilities and a dressing room to the master. Living room, dining room, study, kitchen/breakfast room, utility and downstairs WC - the property is fully double glazed throughout and has oil fired central heating.

The outside has ample driveway parking plus a gated secure parking area, detached double garage, gardens to all sides extending to over 1/4 acre in total and far reaching open rural views.

VIEWING HIGHLY RECOMMENDED - CALL 01432-266007 TO BOOK

- Four bedrooms two en-suites
- Executive style detached house
- Far reaching open countryside views
- Quiet cul-de-sac in village
- Three separate receptions
- Large kitchen/breakfast room
- Detached double garage
- Utility room & downstairs WC
- Ample driveway & secure parking
- No on wards chain

Material Information

Price £599,950

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: F

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions

Kitchen/Breakfast room - 19'4 x 8'6
Living Room - 16'10 x 14'4
Dining Room - 11'7 x 10'1
Office/Study - 10'1 x 6'10
Bedroom 1 - 13'2 x 11'7
Bedroom 2 - 13'4 x 8'7
Bedroom 3 - 14'5 x 9'3
Bedroom 4 - 10'8 x 7'3

Property Description

The property is approached from the driveway via a canopy porch with a double glazed entrance door into the spacious hallway with doors off to all rooms and stairs to the first floor. The living room has a window to the front and sliding doors out into the rear garden making the room light and airy, there is also an open fire grate with marble hearth and surround. A glazed door opens into the dining room with a window to the rear and a further glazed door into the kitchen/breakfast room that features a tiled floor, sliding doors to the rear garden, window to the side, matching range of wall and base units with drawers, space for fridge freezer, inset 5 ring gas hob, 1 1/2 bowl stainless steel sink, Bosch double oven and door back to the hall. The downstairs WC has 1/2 tiled walls, obscure window to the side, WC and wash hand basin. The utility room has an exterior door to the side, window to the front, tiled floor, worktop with sink inset, floor mounted boiler, space and plumbing for a washing machine and tumble dryer. At the front can be found the study with a window to the front aspect.

The carpeted stairs rise to a galleried landing with feature window overlooking the front, there is also an airing cupboard with hot water tank and shelving and doors leading off to all other rooms. The master bedroom feature a window to the rear with far reaching countryside views, a separate dressing area which leads into the en-suite where can be found WC, bidet, tiled shower cubicle and window. Bedroom two has dual aspect windows, door to the en-suite with pedestal wash hand basin, WC and shower cubicle. Bedroom three features fitted wardrobes with hanging space and shelving and bedroom four has a window to the front. The family bathroom has 1/2 tiled walls, obscure window to the side, panel bath with shower attachment, WC and pedestal basin.

Gardens & Outside

The property is approached from the road via a large tarmac driveway that provides off road parking and also leads to both the double garage and a secure parking area through double wooden gates. A path leads to the canopy porch and continues across the front of the property leading to a gate giving access to the side and rear. The front garden has a lawn enclosed by mature trees that provide added privacy and there are borders housing various shrubs and bushes.

The rear garden is accessed from the house through sliding doors in either the living room or kitchen onto a patio with a large lawn area extending down to the rear hedge boundary and featuring a central border housing shrubs, bushes, plants and trees. A path leads to the pedestrian garage access, the oil tank and the secure gravel parking area where there are also raised veg gardens and a greenhouse all enclosed by wooden fencing. The path to the other side leads to a block paved area with plant and flower borders from which there is a door into the utility room and a wooden gate to the front garden.

The rear garden has an outstanding open rural outlook across un-spoilt countryside.

Double Garage (17'8 x 17'4) Two metal up and over doors, pedestrian door to rear, loft storage, power and light.

Location

The village lies in the heart of rural Herefordshire about 6 miles (10 km) south of Hereford and features The Black Swan pub, 12th century Norman church and The Steiner Academy school. There are the number 33 and 413 buses that stop in the village.

Services

Mains electricity, water and drainage are connected.
Oil fired central heating, LPG cylinders for the hob

Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

Broadband Download Upload Availability
Standard 15 Mbps 1 Mbps
Superfast 45 Mbps 8 Mbps
Ultrafast 1800 Mbps 220 Mbps
Networks in your area - Openreach

Anti-money laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

DIRECTIONS

Leave Hereford South on the A49, at the top of Callow Hill take the turning right signposted Wormelow. On reaching Wormelow turn right signed Much Dewchurch B4348, continue through Much Dewchurch and Pool Meadows is found on the right hand side before leaving the village. What3words:///slap.carrots.cooked



