





10 GARDINERS OAK

CLEHONGER, HEREFORD HR2 9SZ

£585,000

FREEHOLD

Peacefully situated in this popular village location, an impressive 4 bedroom detached property offering ideal family/retirement accommodation. The property which has been stylishly finished throughout, has the added benefit of gas central heating, double glazing, luxury kitchen and bathrooms, generously sized living accommodation, good sized rear garden, ample parking and we recommend an internal inspection.

Flint & Cook

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• Peaceful rural location • Impressive 4 bedroom detached property • Luxury kitchen and bathrooms • Extensive gardens and ample parking • Ideal for family or retirement • Must be viewed





Canopy Porch

With entrance door through to the

Spacious Reception Hall

With feature tiled floor, turning carpeted staircase to the first floor with under stairs storage, 2 radiators, central heating thermostat and door to the

Impressive lounge

A light and airy room with fitted carpet, 2 radiators, double glazed windows to the side, ornamental fire recess with hearth and exposed timber over and double glazed double French doors to the rear patio and garden.

Luxury Kitchen/Dining Room

Kitchen Area

With single bowl sink unit with "pot wash" style mixer tap over, an extensive range of wall and base cupboards, ample granite work surfaces with splash backs, 2 double glazed windows , recessed spotlighting, tiled floor, built in double oven, microwave and induction hob with splash back and cooker hood over, built in dishwasher and fridge freezer, under cupboard lighting.

Dining Area

With tiled floor, radiator, double glazed window to the front aspect and double glazed double doors to the side patio

From the kitchen there is access to the

Utility Room

With single bowl sink unit and mixer tap, a range of wall and base cupboards, work surfaces, built in washing machine, space for a tumble drier, tiled floor, radiator, wall mounted central heating boiler and door to the side patio and pathway.

Downstairs Bedroom 3

With fitted carpet, radiator and double glazed window to the side.

Downstairs Bedroom 4

With fitted carpet, radiator and a double glazed window with vertical blinds to the rear.

Downstairs Bathroom

With suite comprising a panelled bath, low flush WC, vanity was hand basin with storage below and touch light mirror over, separate shower cubicle with glazed sliding doors, tiled floor, tiled wall surround for easy maintenance, double glazed window and ladder style towel rail/radiator.

From the Reception Hall a turning carpeted staircase with glazed panels leads up to the

First Floor Landing

With Velux roof light, useful store/airing cupboard with hanging rail and shelving, fitted carpet and door to

Bedroom 1

An impressive room with fitted carpet, radiator, built

in eaves store cupboard, double glazed window to the rear enjoying a fine outlook across the garden and countryside beyond and door to the

Ensuite Dressing Room
With fitted carpet, radiator, ample space for wardrobes

Ensuite Shower Room
With suite comprising large double shower with rainwater style shower head, vanity wash hand basin with storage below and touch light mirror over, low flush WC, radiator, double glazed window, partially tiled wall surround, ladder style towel rail/radiator.

Bedroom 2
With fitted carpet, radiator, 2 built in eaves store cupboards, 2 Velux roof lights with blinds and door to the

Ensuite Shower Room (2)
With suite comprising corner shower cubicle with glazed sliding doors, vanity wash hand basin with storage below and touch light mirror over, low flush WC, eaves store cupboard, ladder style towel rail/radiator, tiled wall surround and Velux roof light.

Outside
To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space that leads onto an attractive lawned garden which is bordered by a variety of flowers and shrubs and well enclosed for privacy, with a useful greenhouse, rear entrance door to the garage. From here steps lead onto one of the main features of the property which is the extensive rear garden which is lawned and enclosed by hedging and fencing with a range of trees including apple trees and having a useful timber garden shed.

The property is approached over a shared driveway leading up to an extensive brick paved driveway providing ample off road parking which then takes you to the

Detached Single Garage
With power and light and ample storage.

Property Services
Mains water, electricity and gas are connected. Gas-fired central heating. Private drainage - individual treatment plant.

Outgoings
Council tax band F - £3,538 for 2025/2026
Water rates are payable.

Directions
Proceed south out of Hereford on the A465 Abergavenny Road, turn right signposted to Clehonger, proceed through the village turning left for Kingstone then second left onto Poplar Road and Gardiners Oak is on your right hand side after approximately 400 yards.

Money Laundering
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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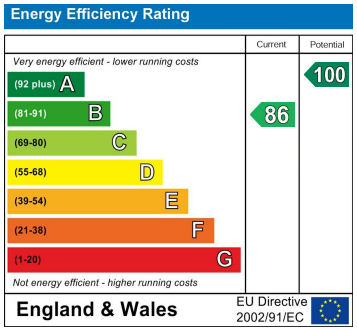






This plan is for illustrative purposes only
Plan produced using PlanUp.





EPC Rating: B Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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