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Springfield, Newton St. Margarets, Herefordshire, HR2 0QG

Situated to the south of Hereford city in the highly sought after village of Newton St Margarets, set in the Golden Valley area, a detached three bedroom self-built family home sat in just over two acres of land.

£625,000 (Freehold)

Residential Sales

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LOCATION

The property is located in Newton St Margarets, which is in the Golden Valley district, a friendly village community featuring a thriving public house and a charming church, while the nearby village of Peterchurch offers a range of essential facilities, making everyday life convenient and enjoyable. Newton St Margaret's lies to the south of Hereford city, approximately 14 miles from the City Centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

Set within the beautiful Golden Valley, Springfield enjoys breathtaking views across the valley, including the iconic Cats Back and Hay Bluff hills. The peaceful location is ideal for families who appreciate nature, with numerous countryside walks right on your doorstep and the property partially surrounded by nature reserves, providing a serene and safe environment for children to explore and play.

DESCRIPTION

Welcome to Springfield, a charming modern detached family home nestled in picturesque Newton St. Margarets, Herefordshire. This delightful three-bedroom, two-bathroom property offers the perfect blend of contemporary living and tranquil countryside charm. Inside, the home offers a spacious reception room, perfect for family gatherings and relaxing evenings. The modern design ensures plenty of natural light and a welcoming atmosphere throughout. With three comfortable bedrooms and a well-appointed bathroom together with a shower room, there is ample space for a growing family or visiting guests.

Springfield is a wonderful opportunity to secure a family home, all set within 2.2 acres (approximately), in a peaceful yet well-connected location, where you can enjoy the best of country living with stunning views and plenty of outdoor activities for all ages.

ON THE GROUND FLOOR:

Side aspect double glazed panelled entrance door leading to the;

Entrance Hall

With front aspect double glazed window, stairs to the first floor, under stairs storage cupboard, panelled radiator, inset spot lights, smoke alarm and door to;

Kitchen/Dining Room

7.16m (23'6) x 3.05m (10')

With two double glazed windows, a range of units comprising ceramic sink drainer unit with work surface, tiled splashback, base units under with matching wall units. Space for range cooker with cooker hood over, tiled flooring, panelled radiator, space for dining table, TV point and double doors to the sitting room.



Sitting Room

5.94m (19'6) x 5.05m (16'7)

With double glazed windows to three aspects, feature wood burning stove with stone surround and oak mantle and stone hearth, two panelled radiators and feature beams.

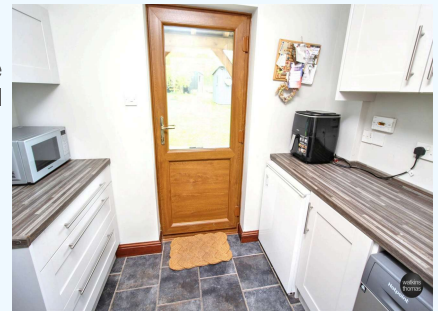
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Utility

2.67m (8'9) x 2.08m (6'10)

With side aspect double glazed door, a range of units comprising wall and base mounted units, work surface, plumbing and space for washing machine, oil central heating boiler, panelled radiator and tiled flooring.



Bedroom 1

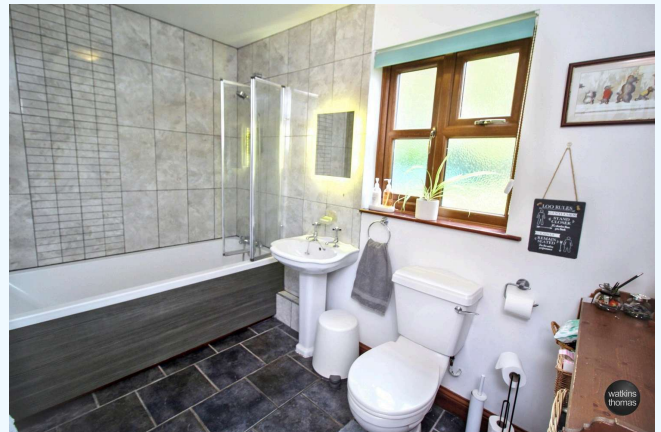
4.39m (14'5) x 2.95m (9'8)

With front and side aspect double glazed windows and panelled radiator.

Bathroom

3.2m (10'6) x 1.78m (5'10)

With side aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal mounted wash hand basin, low flush WC, heated towel rail, partially tiled wall surround, extractor fan, low flush WC and pedestal mounted wash hand basin.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, front aspect sky light, smoke alarm and doors to bedrooms and shower room.

Bedroom 2

3.73m (12'3) (to the wardrobe) (maximum) x 2.92m (9'7)

With side aspect double glazed window, built in double wardrobe, panelled radiator and eaves storage cupboard which is accessed via the wardrobe.

Bedroom 3

3.73m (12'3) (to the wardrobe) (maximum) x 2.92m (9'7)

With side aspect double glazed window, panelled radiator, double wardrobe and eaves storage cupboard.

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Shower Room

3.12m (10'3) (maximum) x 1.73m (5'8)

With rear aspect velux sky light, suite comprising shower cubicle and thermostatically controlled shower, partially tiled wall surround, low flush WC, pedestal mounted wash hand basin, airing cupboard and tiled flooring.

OUTSIDE:

The property sits within a plot of just over two acres. To the front of the property is a gravelled parking area with steps leading to the front door. To the side of the house is a formal garden which is laid to lawn with a useful summer house, storage shed, there is also an allotment area with further storage shed and potting shed. From the garden, views across Herefordshire countryside can be enjoyed.



COUNCIL TAX BAND E

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Central heating is via oil and drainage is via a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the second exit onto the Hereford to Abergavenny Road. Take the second turning on the right hand side signposted Clehonger. Continue to the village of Clehonger and take the left hand turn signposted Kingstone. Proceed to the village of Kingstone and continue straight through the village, passing the secondary school. On reaching the 'T' junction, turn right signposted Peterchurch. Continue along the road to Peterchurch for approximately four miles then take the left hand turn signposted Vowchurch and Newton St Margarets. Continue along this road for approximately two miles and turn left. After approximately 0.4 of a mile, turn right onto the private lane where the property is located at the end of the lane on the right hand side.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

8th May 2026
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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

