

Bramleigh

New Street, Ledbury, Herefordshire, HR8 2EL

COUNTRY & CLASSIC

Bramleigh

Substantial, Detached Five Double Bedroom House. Over 3,000 Sq Ft including Workshop/Studio & Detached Double Garage with Room Over offering Annexe Potential. Large Secure Garden with Terraces, Vegetable Garden & Greenhouse. Sizeable Private Drive with Plenty of Parking. Immaculate Condition Throughout. Situated on the Edge of Ledbury within Walking Distance of Town Centre & Amenities

THE PROPERTY – Ground Floor

- Spacious, Light Entrance Hall with Solid Wood Floor & Two Storage Cupboards
- Sitting Room with Feature Gas Fire & Solid Wood Floor
- Kitchen/Breakfast Room, Fully Fitted with Oak Units, Gas Hob, Double Electric Oven, 1.5 Sink. Pantry Area with Fitted Units & Space for Large Fridge/Freezer. Porcelain Flooring Throughout, Glazed Double Doors to:
- Snug with French Doors to Terrace & Garden. Sliding Glazed Door to:
- Large Dining Room with French Doors to Terrace & Garden
- Office/Study with Plenty of Space for Two Desks or Ground Floor Double Bedroom
- Utility Room – Fully Fitted Units with integrated Microwave & Space for Washing Machine, Tumble Drier & Further Fridge/Freezer
- Downstairs Cloakroom

THE PROPERTY – First Floor

- Good Sized Landing with Airing Cupboard
- Main Bedroom with Fitted Units & Ensuite Shower Room
- Second Bedroom Suite with Dressing Room & Ensuite Shower Room – Built in Cupboards
- Third, Generous Sized, Double Bedroom with Ensuite Shower Room & Built In Cupboards
- Two Further Double Bedrooms with Built in Cupboards
- Family Bathroom with Roll Top Bath & Large Shower Enclosure





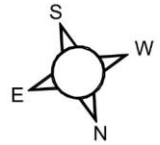


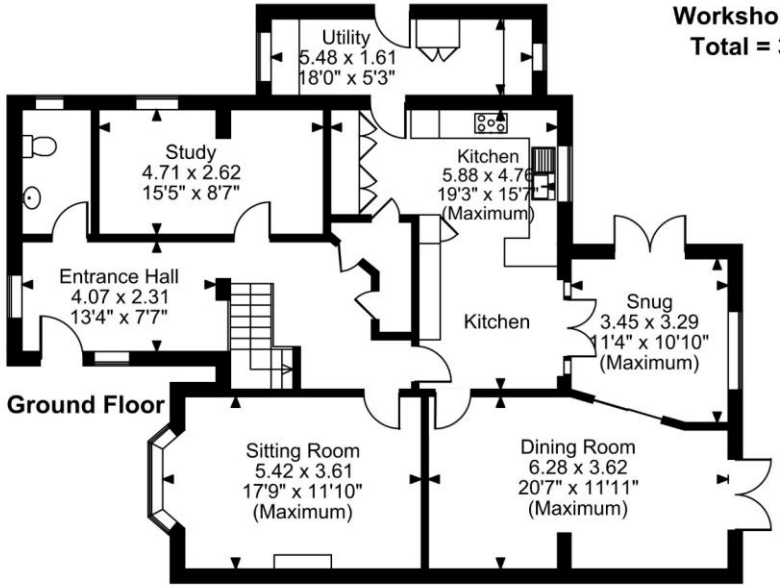


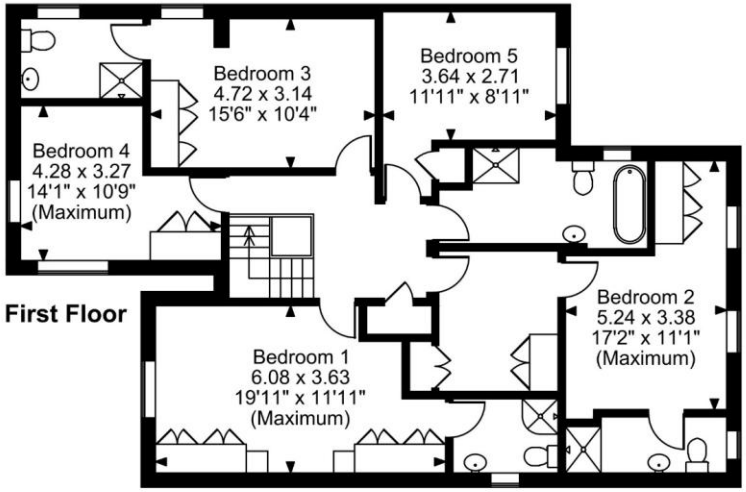
FLOOR PLANS

Total Approx. Floor Area 3182 Sq. Ft. (296 Sq. M.)

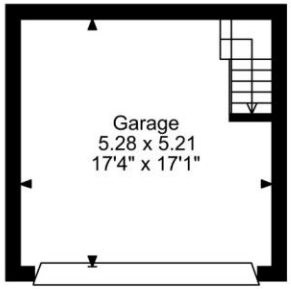
Bramleigh, New Street, Ledbury
Approximate Gross Internal Area
Main House = 2590 Sq Ft/241 Sq M
Garage = 416 Sq Ft/39 Sq M
Workshop = 176 Sq Ft/16 Sq M
Total = 3182 Sq Ft/296 Sq M



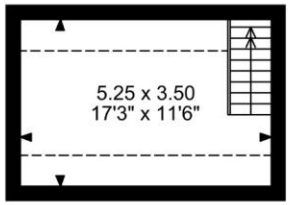




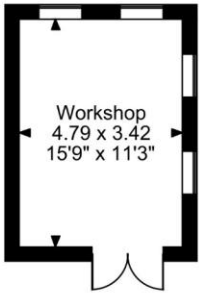




Garage Ground Floor



Garage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8709832/OHL

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185















THE OUTSIDE

- Detached Double Garage with Room Over – Offering Potential for Annexe Accommodation
- Substantial Brick Built Workshop/Studio with Light & Electrics
- Large Lawned Garden to Rear with Terracing & Seating Areas
- Vegetable Garden & Two Greenhouses
- Large Private Driveway Offering Parking for Several Cars including Motorhome/Caravan Space

THE SITUATION

- Situated on the Edge of Ledbury within Walking Distance of all Amenities
- 0.5 Miles to Town Centre & Mainline Station
- 8.5 Miles to Great Malvern
- 15 Miles to Hereford, 17 Miles to Gloucester
- 4 Miles to M50 Junction 2

PRACTICALITIES

- Council Tax Band F – Herefordshire District Council
- EPC - C
- Mains Gas, Electricity, Water & Drainage
- Mains Gas Central Heating
- Double Glazed Windows Throughout
- Broadband – Superfast Fibre

DIRECTIONS

What3Words: quibble.woodstove.tradition

HR8 2EL – Situated at the bottom of New Street. From the ring road roundabout take the exit for Town Centre onto New Street and the property is immediately on the left

COUNTRY & CLASSIC

Tel: 01531 888388 or 07879 630396

Email: enquiries@countryandclassic.co.uk
















LEADON PLACE
LEADOWWAY
Bramleigh
47.6m
Picnic Site
The Full Pitcher (PH)
Promap