



## THE CHASE

BURGHILL, HEREFORD HR4 7RL

£495,000  
FREEHOLD

An exceptional, individually designed detached bungalow in a glorious 'sylvan' setting in popular village location with 3 bedrooms, 1 en-suite, very versatile accommodation about 2432 sq ft, solar panels, double garage and beautiful walled gardens. Viewing highly recommended.



# THE CHASE

- Excellent detached bungalow
- Exclusive village location
- 3 Bedrooms, 1 en-suite
- About 2432 sq ft
- Solar panels
- Double garage, large garden



## Introduction

This unique detached property occupies an exceptionally private position on the edge of the popular village of Burghill, approximately 4 miles north-west of the Cathedral City of Hereford.

Within the village there is a church, village hall and sports playing field, with further amenities available in the nearby village of Tillington, which also offers a primary school, shop and public house. Golf courses can be found in both Burghill and Wormsley.

Originally the kitchen garden to a substantial country house, the original bungalow was constructed in the 1960s and has since been extended and attractively renovated to provide very spacious accommodation. The property benefits from gas central heating, double glazing and a solar PV system.

The whole of the property in more detail as follows:-

The Chase stands in mature, walled gardens with various seating areas and is approached via a sweeping gravel driveway.

## Canopy Porch

With door to the

## Entrance Hall

Oak flooring, radiator, cloaks cupboard with alarm control panel.

## Kitchen/Breakfast Room

Fitted with a range of beech effect base and wall mounted units with granite work surfaces and splash-backs, under unit lighting, 1½ bowl sink unit, built in electric double oven and microwave, 5 ring gas hob with extractor hood, Karndean flooring, built in refrigerator, built in dishwasher, windows to elevations and door to the

## Dining Room

Wall light points, radiator and double doors to garden and further door to the

## Inner Hallway

With oak flooring, Airing Cupboard, radiator, walk-in store cupboard and double doors to the

## Lounge

With an inset wood-burning stove, three radiators, wall light points, windows to elevations and double doors to the garden.

## Study/Bedroom 4

Radiator and window.

## Bedroom 1

An extensive range of bedroom furniture, radiators, window and double doors to covered paved seating area En-suite Bathroom tiled floor, part tiled walls, bath, wash hand-basin, WC, bidet, large shower cubicle with tiled walls and floor, mains fitment, down lighters, radiator, window, radiator, ladder style radiator.

## Inner Lobby off Inner Hallway

Hatch to roof space with ladder and radiator.

## Bedroom 2

Built-in wardrobe, radiator, wall light points, window to rear.

## Bedroom 3

Radiator and window to rear.

## Bathroom

White suite comprising a bath, wash hand-basin, WC, separate tiled shower cubicle with mains fitment, part tiled walls, Karndean flooring, extractor fan, ladder style radiator, shaver and lighting point and window.

## Utility Room

Fitted units with work surfaces and splash-backs, plumbing for washing machine, space for tumble-dryer, sink unit, radiator, door to

### Rear Lobby

With pantry and separate WC, wash hand-basin, tiled floor, window, electric fuse-board.

### Double Garage

With an electric up and over door with light, power, gas fired central heating boiler and hot water cylinder, window to rear.

### Outside

The property is approached via a wooden 5-bar gate via a gravelled driveway to either side are mature shrubs and trees, a turning area with excellent parking and turning space and an integral double garage (which could be converted to provide additional accommodation if required and subject to planning consent).

The rear garden is walled and has an alcove seating area with light and power and has lawns terraced with paved and gravel areas landscaped for easier maintenance with raised beds and an ornamental pond and rose garden. There are wall plants and pear and apples trees and exterior lights and outside water taps. There is a brick built potting shed with light and power. There is also an integral store shed which houses the solar PV isolator.

### Agents Note

Within the original grounds of the property, full planning permission has been granted for a single-storey dwelling.

### General Information

#### Services

Mains water, electricity and gas are connected. Private drainage system. Solar/PV. Telephone (subject to transfer regulations). Gas fired central heating.

#### Outgoings

Council tax band F - Water rates are payable. There is a private

drainage system.

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the Whitecross roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue to the Three Elms public house and at the traffic lights turn left onto Roman Road and then take the first turning on the right as signposted Burghill. Continue past the entrance to St Marys Park and then turn right for Burghill and then turn left after a quarter of a mile (immediately before second 30mph sign) into what is initially a private drive serving two properties and then immediately left for The Chase.

#### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Money Laundering

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

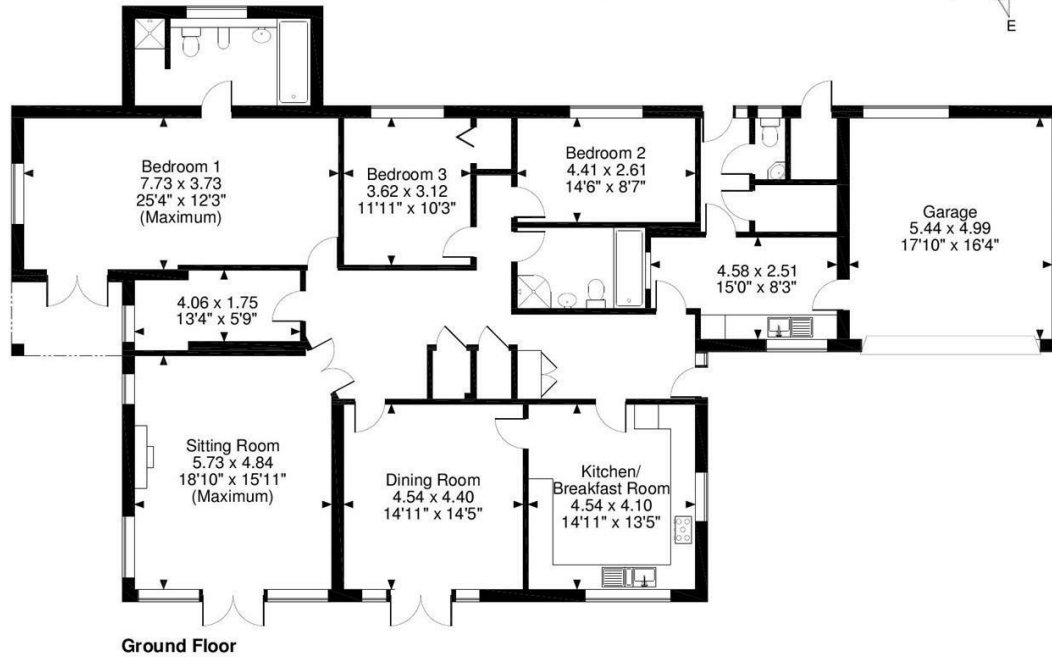
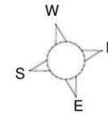
#### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## THE CHASE



The Chase, Burghill, Hereford  
 Approximate Gross Internal Area  
 Main House = 2121 Sq Ft/197 Sq M  
 Garage = 292 Sq Ft/27 Sq M  
 External Room = 19 Sq Ft/2 Sq M  
 Total = 2432 Sq Ft/226 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C Hereford 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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