



Kingsway

Kings Cople, Hereford, Herefordshire, HR1 4UD



COUNTRY & CLASSIC

Kingsway

Detached Spacious Three/Four Bedroom Bungalow with a Large Secluded Garden. Fabulous New Garden Room/Studio/Home Office, Garage & Plenty of Private Parking. Countryside Walks from the Door. Situated in a Quiet Rural Position in the Village of Kings Caple, between Hereford & Ross-on-Wye

THE PROPERTY

- Entrance Hall with Large Cupboard for Boots & Coats
- Triple Aspect Sitting Room with Vaulted Ceiling & Woodburner
- Dining Room with Vaulted Ceiling & Attractive Cornice Shelving. Patio Doors to Garden
- Large Light Kitchen/Breakfast Room with Vaulted Ceiling & Feature Fireplace with Woodburner. Double Aspect. Fully Fitted Kitchen with Belling Electric Range Cooker. Tiled Floor. Back Door to Garden, Garage & Utility
- Second Sitting Room with Large Window Overlooking Garden. Glazed Door to
- Conservatory with Patio Door to Garden
- Separate Cloakroom
- Main Bedroom with Fitted Units & Built in Cupboards, Double Doors Open to Conservatory with Tiled Floor & Door to Garden, Ensuite Shower Room
- Second Double Bedroom with Large Window overlooking Garden
- Third Bedroom
- Family Bathroom with Separate Shower

THE OUTSIDE

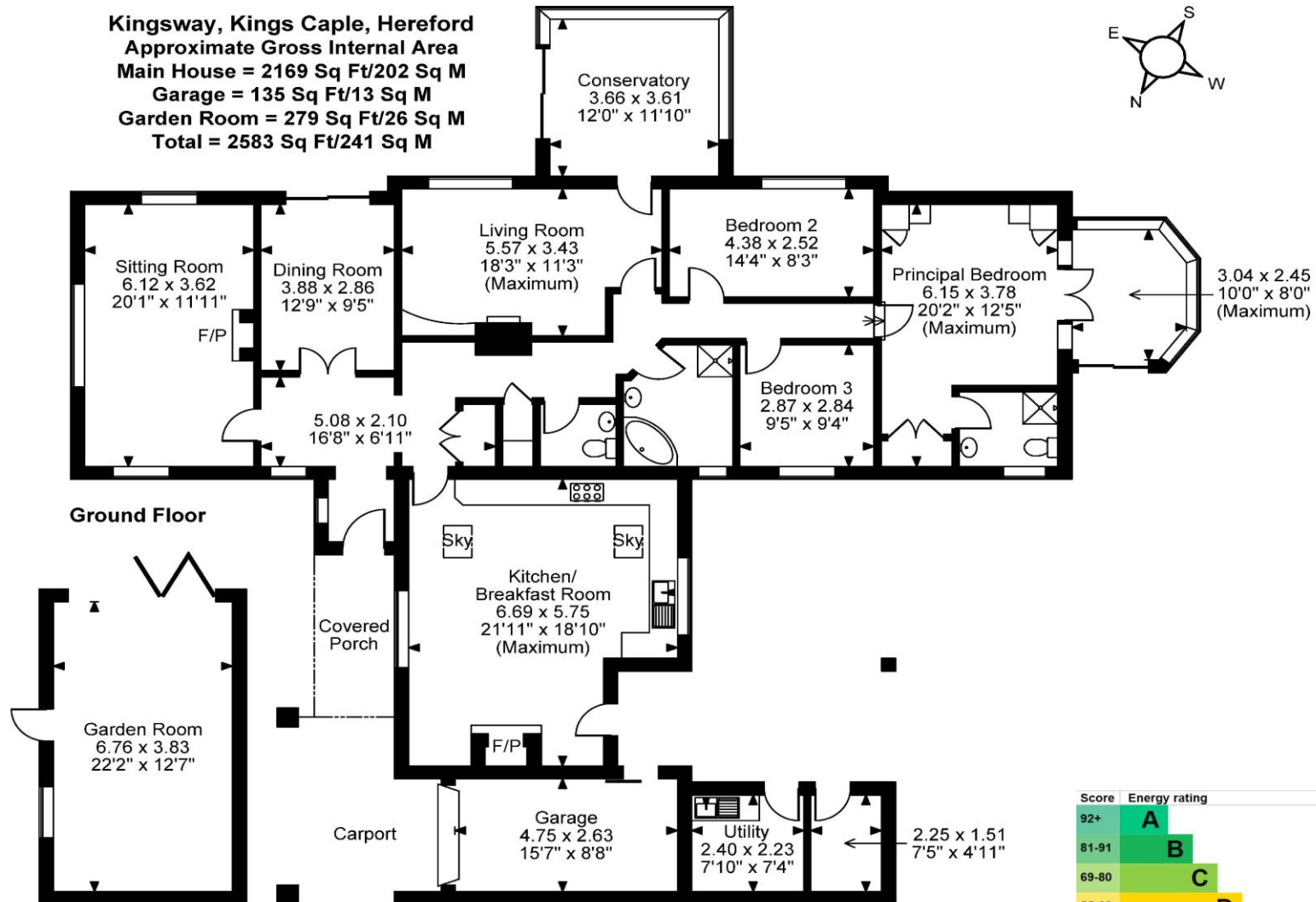
- Superb Newly Installed Victoria James Garden Room with Bifold Doors, Fully Insulated with Light & Electrics
- Large Wrap Around Garden with Established Trees & Herbaceous Bushes
- Rear Terrace with Raised Pond
- Covered Front Porch and Open Car Port with Electric Car Charger
- Single Garage
- Covered Rear Porch giving Access to
- Utility Room & Garden Store





FLOOR PLANS

Total Approx. Floor Area 2583 Sq. Ft. (241 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	40 E	
21-38	F		
1-20	G		



Garden Room



THE SITUATION

- Quiet Location with Easy Access to Countryside Walks
- Situated in the Rural Village of Kings Capse
- 6 Miles to Ross on Wye with Shops & Local Amenities
- 9 Miles to Hereford
- 7 Miles to M50 Junction 4

PRACTICALITIES

- Council Tax Band F – Herefordshire District Council
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Double Glazed Windows Throughout
- Electric Car Charger
- Broadband is Available

DIRECTIONS

What3Words: ballpoint.suave.lines

HR1 4UD – Sat Nav is accurate. From Ross-on-Wye take the A40 towards Hereford. Take the second right signed to Sellack & Hoarwithy. Continue for 4 miles through the village of Hoarwithy and turn right over the River Wye towards Kings Capse. After ¾ mile turn right signed to Kings Capse, the property is 5th property on the right.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



