



8 Woodland View

Stoke Lacy, HR7 4HN

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

Modern three-bedroom home offering stylish living space, contemporary kitchen, private garden and garage in a quiet, sought-after Stoke Lacy cul-de-sac.

- Three well-proportioned bedrooms, including a primary suite with en suite shower room
- Open-plan living room enjoys French doors to the garden and a feature slatted wall with electric fire
- Enclosed rear garden, one of the more sizeable in the cul-de-sac, combines a paved entertaining terrace and lawned play area with timber fencing.
- Paved driveway and detached single garage provide secure parking and useful storage space
- Located in the village of Stoke Lacy close to local amenities, countryside walks and good road links

This modern three-bedroom home is ideal for family living. A contemporary kitchen sits to the front while a spacious living and dining room opens onto the garden through French doors. Upstairs are three bedrooms, including a generous primary bedroom with en suite shower room and a family bathroom. A cloakroom completes the ground floor. Outside, there is an enclosed rear garden with patio and lawn, together with a block-paved driveway leading to a detached garage.

893 sq ft (83 sq m)





The kitchen

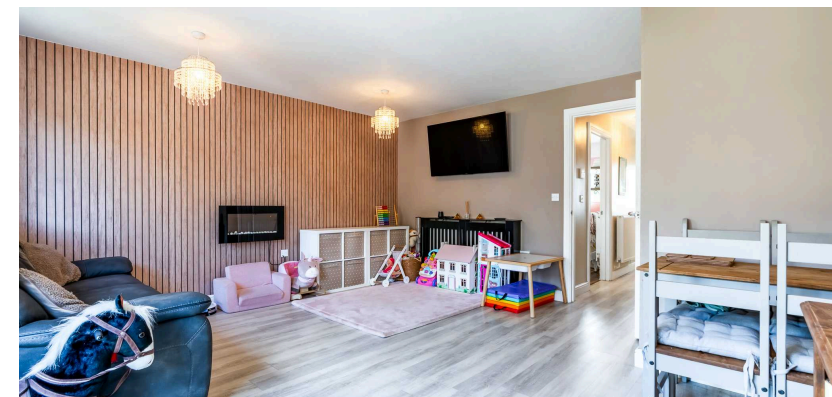
At the front of the home, the contemporary kitchen features sleek white base and wall units with integrated oven, hob, extractor and fridge freezer.. A stainless-steel sink sits beneath the front window, and there is space for appliances including a dishwasher and washing machine. Its L-shaped layout maximises work surface and storage, and a door opens into the hallway.





The living and dining room

Spanning the rear of the home, the generous living and dining room functions as a central hub for relaxing and dining. French doors open onto the patio and garden, while a striking slatted feature wall frames a contemporary wall-mounted electric fire. The open-plan space easily accommodates both living and dining furniture and leads through to the entrance hall.





The hallway and cloakroom

On arrival, the hallway welcomes guests and provides access to the principal rooms. A turned staircase with white balustrade rises to the first floor and conceals useful storage beneath, accessed from the living room. Off the hall is a tiled cloakroom fitted with a contemporary pedestal basin and low-flush WC, and a door leads through to both the kitchen and living area.





The primary bedroom

Forming a restful retreat, the primary bedroom occupies a generous double room on the first floor. A rear-facing window provides outlook over the garden, and there is ample space for wardrobes and bedside furniture. This bedroom enjoys the luxury of an en suite shower room, creating a private space away from the family areas.



The primary ensuite

Serving the primary bedroom, the en suite is finished with neutral tiling and modern fixtures. A glazed corner shower enclosure with rainfall head and handheld attachment provides a refreshing start to the day. The room also includes a concealed cistern WC and a pedestal wash basin beneath a glass shelf.



The second bedroom

The second bedroom is a comfortable double room suitable for family members or guests. A window overlooks the front and there is ample floorspace for a double bed and additional furniture, making it a versatile room for growing children or visitors.



The third bedroom

Ideal for a child, guest or study, the third bedroom is a cosy room offering a rear-facing window which brings an outlook over the garden. Its manageable size makes it well suited to nursery, hobbies or working from home.



The bathroom

Serving the additional bedrooms, the family bathroom is presented with modern tiling. It features a panelled bath with shower over and glass screen, complemented by a wall-hung wash basin and concealed cistern WC. A mirror sits above the basin and a window provides ventilation.



The garden

Outside, the rear garden offers both entertainment and play areas. Immediately behind the home is a paved terrace ideal for al fresco dining, beyond which a picket fence encloses a generous lawn. The garden is bordered by timber fencing for privacy and includes a gravelled section, with a gate leading back to the driveway. It is one of the more sizeable gardens on the cul-de-sac.





The driveway and parking

To the front, a block-paved drive provides practical off-road parking. The drive leads to a detached single garage with pitched roof and up-and-over door, offering secure storage for vehicles or equipment. A neat front lawn and shrub border soften the approach, and a covered porch shelters the entrance.

Location

Stoke Lacy is a small Herefordshire village surrounded by rolling countryside. The community enjoys a traditional village pub, church and village hall, with everyday amenities available in nearby Bromyard and Hereford. Families are served by a choice of primary and secondary schools in the area, while commuters benefit from road links via the A465 and A417 connecting to Hereford, Leominster and Worcester. The village setting offers access to footpaths and bridleways for outdoor pursuits, yet remains within reach of larger market towns for shopping and services.

Services

The property benefits from mains electricity, water and drainage, with heating provided by an air source heat pump.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, Vodafone, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very Low risk for river and surface water flooding.

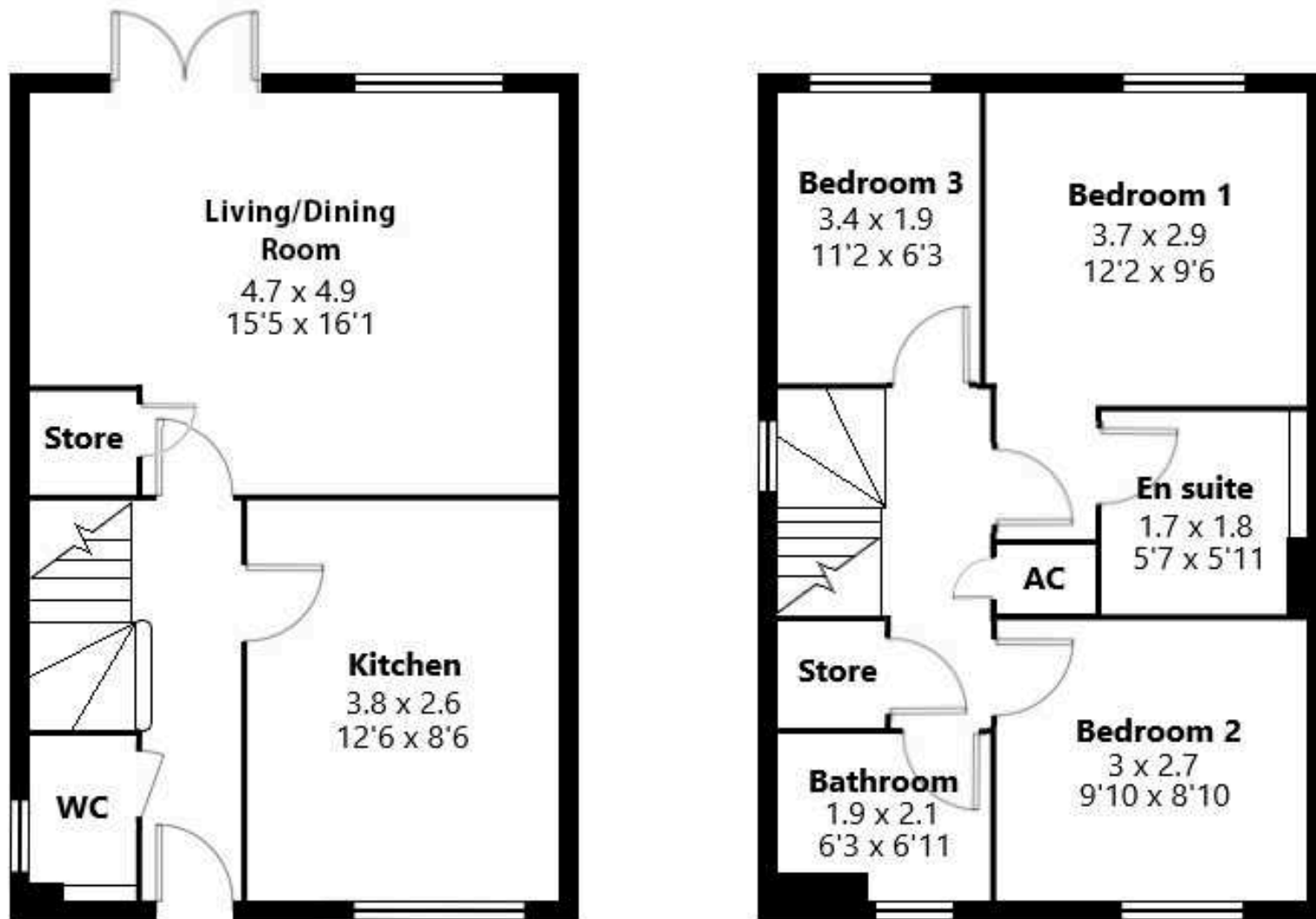
Council Tax

The Council Tax for this property is Band D.



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Approx. Area = 83 sq m / 893 sq ft



For illustrative purposes only



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