



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position in the popular hamlet of Edwyn Ralph with lovely views to open fields, Bromyard Downs and Malvern Hills. About 3 miles from Bromyard, with all its amenities and two schools.

A Spacious Extended Superbly Presented Three-Bedroom Detached Bungalow set in Good-Sized Private Attractive Mature Gardens. Oil Fired Central Heating, uPVC Frame Double Glazing, Fitted Kitchen with Appliances, Board Style or Tiled Floors, Ample Parking and Double Garage.

**HIGHWOOD
EDWYN RALPH
BROMYARD
HR7 4LX**



Comprising

Porch, Hall, 22 ft Lounge, L-Shaped Kitchen/Dining Room, Utility, Three Bedrooms with Wardrobes, Superb Shower Room, Double Garage, Attractive Gardens Bounded by Hedges.
EPC - E

Offers in the region of £449,000

Highwood, Edwyn Ralph, BROMYARD HR7 4LX

HIGHWOOD is a spacious extended bungalow in the popular hamlet of Edwyn Ralph, which has its own church and active village hall. It is about 3 miles from Bromyard, with all its local amenities, 8 Tenbury Wells, 17 Hereford, 18 Worcester and 20 the M5.

This superbly presented bungalow has been improved by the present owner over the last ten years and now includes full oil fired central heating from a combi boiler to radiators with thermostats, uPVC frame double glazed windows and external doors, beautifully fitted kitchen and shower room with new shower, board style flooring in the hall, lounge and bedrooms, ceramic tiled floors in the kitchen/dining room and shower room, loft insulation and nearly new fireplace with wood burner.

Outside there is a large gravelled parking area, double garage with electric door and beautifully laid out gardens bounded by trimmed hedges and board fence for privacy.

The accommodation, with approximate measurements, comprises:-

Front door with patterned glass inset and side panels to

PORCH with ceramic tile floor and front door with side panel to

RECEPTION HALL



Board style floor, radiator, central heating thermostat and programmer. Door to

LOUNGE (22'0" x 14'1")



This room, which is divided by a wide arch, has a board style floor, marble style fireplace surround and hearth housing a wood burning stove. Two radiators, twelve inset ceiling lights, Velux roof light with blind, window to side and wide south facing window to front and views to open fields and Bromyard Downs. Door to

KITCHEN/DINING ROOM L-shaped with ceramic tile floor.

Kitchen Area (12'11" x 10'9")



Range of base and wall units with light oak fronts of cupboards and drawers, integral freezer and dishwasher, space with Belling Classic range of two ovens, grill and four-ring hob, splashback and Rangemaster chimney style extractor hood over, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap. Space for large fridge, matching peninsular unit with seating place and cupboard to side. Six inset ceiling lights and window to rear.

Dining Area (18'6" x 6'4")



Radiator, two Velux roof lights with blinds, wide south facing picture window to front garden and views to Bromyard Downs and Malvern Hills. Glazed door to front patio.

Door from kitchen to

UTILITY ROOM (10'2" x 5'0")



Base and wall units as the kitchen with two spaces for appliances, work surface with tiled splashback and inset single drainer stainless steel sink and mixer tap. Ceramic tile floor, radiator, window to side, extractor, two inset ceiling lights and door to rear.

From the hall, doors to

BEDROOM 1 (10'7" into bay x 10'11" excluding wardrobes)



Board style floor, radiator, full width range of wardrobes with hanging rails and drawers, wide south facing window in a bay with view to Bromyard Downs.

BEDROOM 2 (11'4" x 9'3")



Board style floor, radiator, light wood fronted wardrobes of hanging rails and drawers, window to rear.

BEDROOM 3 (12'10" x 8'7")



Board style floor, radiator, five inset ceiling lights, access to loft space, double wardrobes, doors to cupboard with shelf and door to linen cupboard with radiator. Window to rear.

SHOWER ROOM



White suite of hand basin set on a gloss white vanity unit of cupboards and WC with concealed cistern.



Glazed double shower cubicle with sliding door and wet board walls with grab rail. Ceramic tile floor, ceramic tiling to three walls, ladder style radiator/towel rail, extractor, spotlight fitting and window.

ATTACHED DOUBLE GARAGE (18'4" x 14'9") Electric up and over door, concrete floor, light, power points, Worcester oil fired boiler, uPVC door to side and up and over door to rear.

OUTSIDE

A wide splayed entrance from the road, with low natural stone walls each side, to timber double entrance gates with pedestrian gate to side.

LARGE PARKING TURNING AREA of chippings with low natural stones each side leading to the garage and paved path to the front door.

THE GARDENS



These surround the bungalow being beautifully laid out and mature with trimmed hedges on each side for privacy.



Paved path to the south facing front garden of shaped lawn, central circular feature, border of shrubs and trees, paved patio, all having views to open fields.

The wide paved path leads along the side of the bungalow to

REAR GARDEN

Paved path, low natural stone retaining wall to raised chipping area, borders of shrubs. Wide paved terrace with central feature being backed by a block wall and high board fence. The paved path leads on to the east side, the garage door and raised area with concealed oil tank.



To the side of the drive, there is a feature raised area, approached by three wide steps, of paved patios, boarded by laurel, holly and privet hedges for privacy. Raised borders, border of shrubs and a timber frame with box profile roof **GARDEN SHED** (approx. 13' x 7') with double doors and three uPVC double glazed windows. Outside lights and tap.

SERVICES

Mains electricity and water. Private drainage via a BioDisc system.

COUNCIL TAX - D

DIRECTIONS

From Bromyard take the B4214 Tenbury Wells road. In the hamlet of Edwyn Ralph, the property is on the left-hand side just before the turn into The Crest and village hall.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003496

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.