



## OAK COTTAGE

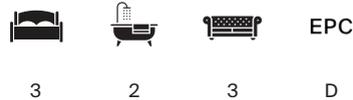
HR4 7AX



# OAK COTTAGE

## HR4 7AX

A charming country cottage in the heart of Herefordshire, dating from 1915 - extended and improved since. Set in the former grounds of Brinsop Court with beautiful private gardens and uninterrupted views



Local Authority: Herefordshire Council

Council Tax band: E

Tenure: Freehold



## THE PROPERTY

Mains electricity, mains water (metered).

Oil fired central heating and hot water. (new boiler and cylinder installed in 2022)

Private drainage via shared septic tank and soakaway field.

Parking – Private, off street, plus attached garage.

Flood risk – River: Very Low (Less than 0.1% chance of a flood each year) Surface

water: Low (between 0.1% and 1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTP Broadband is connected.

Not listed

Not in a National Park, Conservation Area or AoNB

Service charge of £55 per month for the maintenance of the shared land (including tennis court, green spaces, septic tank and roads)



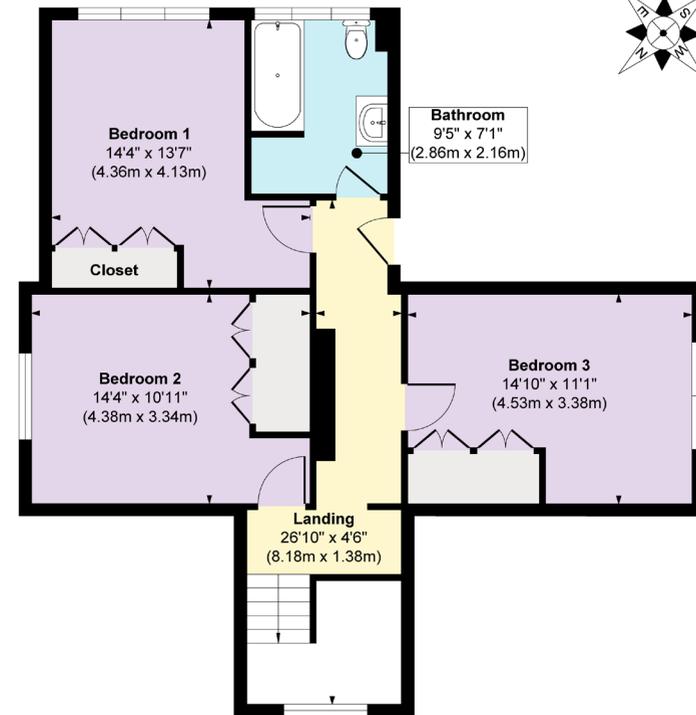




# Oak Cottage, Brinsop, Hereford HR4 7AX



**Ground Floor**  
Approximate Floor Area  
1104 sq. ft  
(102.57 sq. m)



**First Floor**  
Approximate Floor Area  
711 sq. ft  
(66.07 sq. m)



**Approx. Gross Internal Floor Area**  
Main House = 1657 sq. ft / 153.96 sq. m  
Garage = 158 sq. ft / 14.67 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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We would be delighted  
to tell you more.

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