

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Apartment 2, Stretton Grange, HR8 2TS

Offers in the Region of **£305,000**

A light and spacious Georgian first floor apartment situated in the sought after village of Stretton Grandison with fantastic views over open countryside. Benefiting from two double bedrooms, Two bathrooms, kitchen breakfast room, separate sitting room, Study area and spacious hallway with generous parking facilities and communal garden. EPC - C

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



Regulated by

RICS[®]

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





A light and spacious Georgian first floor apartment situated in a rural location enjoying views across open countryside. The accommodation includes a versatile study area leading through to an inner hallway which provides access to all principal rooms. The property offers a well-proportioned sitting room with sash windows to the front aspect and an electric fire with marble surround, alongside a shaker style kitchen breakfast room fitted with marble worktops, a range cooker and space for dining. Exposed beams feature in several rooms, adding character throughout.

There are two double bedrooms, the principal bedroom benefiting from countryside views and an neatly appointed en-suite shower room. Bedroom two includes built-in wardrobes and is served by a family bathroom fitted with a roll-top bath, vanity unit and WC. The property also benefits from a spacious hallway area, creating a feeling of grandeur and has, in the past, been used as a formal dining space.

Outside, the property enjoys access to a communal garden laid to lawn with a range of mature shrubs and trees. There is also a large communal car park to the front of the building providing ample parking, with a neatly appointed shared entrance and staircase leading to the first floor apartment.

Situated in rural Herefordshire, Stretton Grange enjoys a very convenient location set within a prominent position in the popular village of Stretton Grandison, approximately 10 miles east of the cathedral city of Hereford and 9 miles northwest of the market town of Ledbury, which offers a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street and London Paddington. It is also accessible for Worcester, Gloucester and Cheltenham. The M50 motorway south of Ledbury and the M5 at Worcester provide excellent national communications.





Study Hall - Obscure glazed wooden entrance door into a versatile space with Window to the side aspect with fitted blinds. Six spot down lights. Radiator. Wooden laminate flooring. Double glass doors into...

Inner Hall - With Eight spot down lights. Two radiators. Wooden laminate flooring. Doors into Bedrooms, Family Bathroom, Sitting Room and...

Kitchen - With glass door into a shaker style kitchen with marble counter tops and up stands. Inset stainless steel sink and half sink with draining grooves. 'Smeg' range cooker with six ring gas hob and tiled back splash. Free standing American style fridge freezer. 'Neff' Microwave. 'Hot point' washing machine. Larder cupboard containing fuse board. Boiler cupboard housing 'Worcester Bosch' combination boiler. 15 spot down lights. Sash window to the side aspect. Wood effect laminate flooring. Space for dining table. Exposed beams.

Sitting Room - With three wall lights. Three ceiling light points. Two radiators. Carpet. Electric fire with a marble hearth and surround and wooden mantle piece. Three sash windows to the front aspect with countryside views. Exposed beams. Double glass doors into the inner hall.

Bedroom One - A generous double bedroom with two sash windows and views across countryside to the front aspect. Exposed beams. Two wall lights. Fitted shelving. TV point. Radiator. Carpet. Door into...

Ensuite - With spot down lights. Double shower cubicle with mains powered over head shower and a tiled surround. Heated chrome towel rail. Ceramic sink with a tiled back splash. Fitted shelving. Tiled flooring. Obscure double glazed window to the side aspect.



Bedroom Two - With ceiling light point. Two wall mounted lights. Sash window to the rear aspect. High level window to the side aspect. Exposed beams. Carpet. Radiator. Two build in wardrobes.

Family Bathroom - With four spot down lights. Two wall lights. Tiled walls. A roll top bath with chrome taps and hand held shower head. Vanity unit with inset ceramic sink and under counter cupboard. Low level WC. Wood effect laminate flooring. Extractor fan. Chrome heated towel rail.

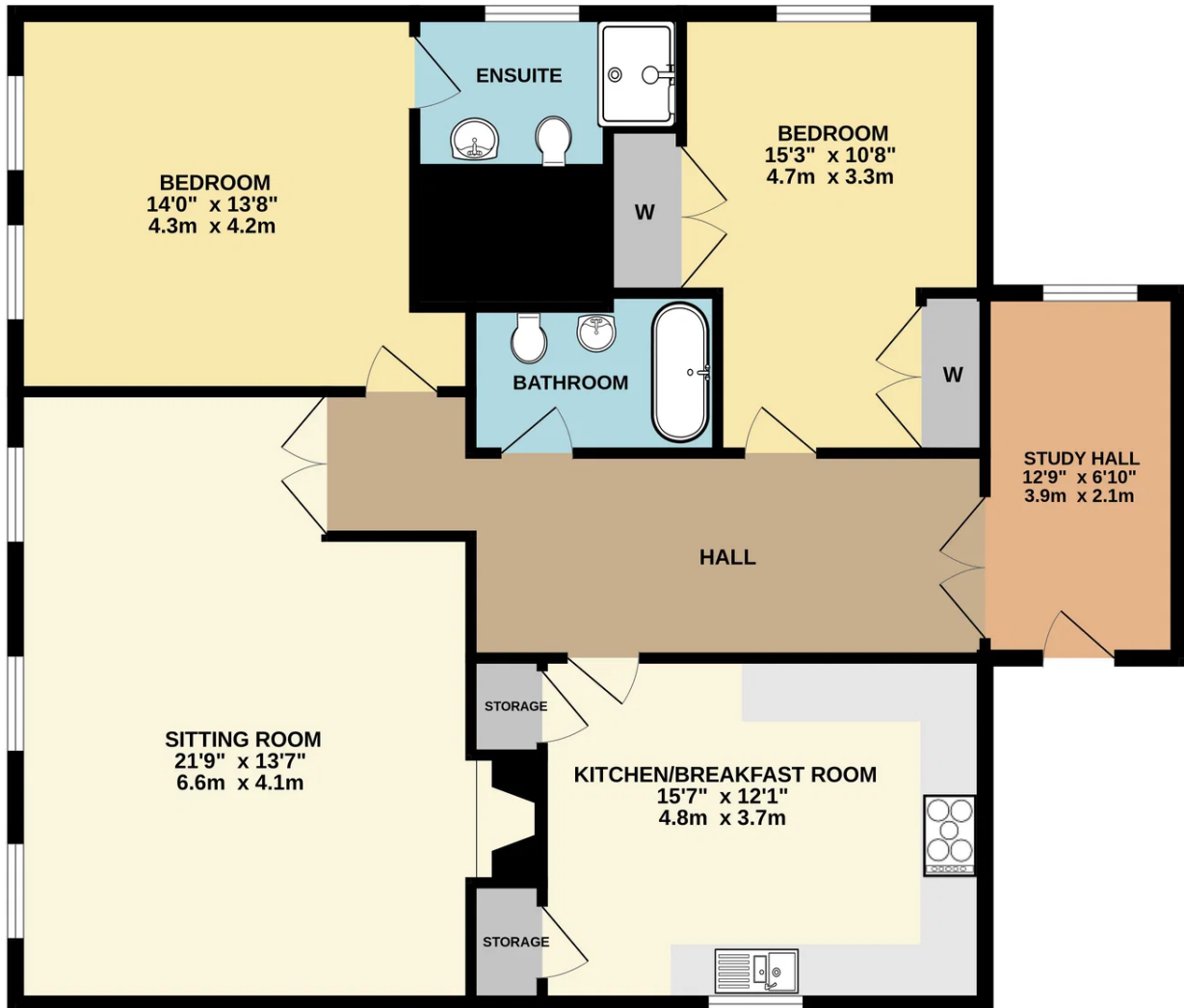
Outside And Communal Garden - To the front of the building is a large communal car park offering ample parking spaces. With a communal garden laid to lawn with a range of mature shrubs and trees.

Entrance into the communal area is to the rear of building with communal storage cupboard and staircase to the first floor.

Services - We have been advised that mains water and electricity services are connected to the property. Drainage is to a shared private system. Heating is via a shared LPG tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Tenure - We are advised (subject to legal confirmation) that the property is leasehold.

We understand that the property is a share of freehold and are operated under 'Stretton Grange Management Company LTD' The property is also part of "Stretton Grandison Community Management Company LTD" for the surrounding properties and a monthly service charge of £36 is payable.

Last years building insurance was payable at £607.98 (a third split of £1823.96).

The lease runs for 250 years from September 1st 2006.

Council Tax - COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC - The EPC rating for this property is C (76).