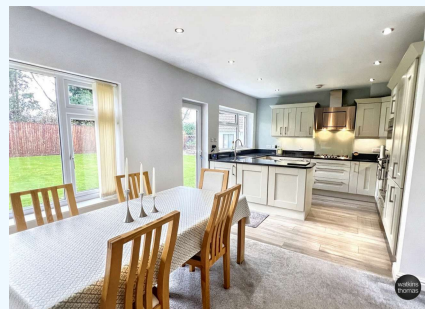




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St. Andrews, Munstone Road, Hereford, HR1 1LG

An exceptional dormer residence in terms of size and overall condition and which offers three/four bedrooms all set on a generous level private plot (approximately 1/3rd of an acre), just to the north of the outskirts of Hereford.

NO ONWARD CHAIN

£650,000 (Freehold)

Residential Sales

St. Andrews, Munstone Road, Hereford, HR1 1LG

LOCATION

Munstone Road is set off the Roman Road and lies about one and a half miles north of Hereford city centre. The property lies in a semi rural position but is also accessible to Hereford which has a wide range of shopping, leisure and recreational facilities, bus and railway stations and educational establishments.

DESCRIPTION

St Andrews is an exceptional home which is set above a country lane occupying a large plot, approximately 1/3 of an acre and overall offers an extensive level of superbly appointed accommodation which is centrally heated and double glazed. The property has an enclosed entrance area, hallway and offers a sitting room, beautifully appointed kitchen/dining room, both of which open to and overlook the rear garden. In addition, on the ground floor there are two/three double bedrooms and a four suite beautifully appointed bathroom. On the first floor there is an additional study/bedroom and the property is set in extensive lawned gardens which enjoy a good degree of privacy and are level. There is a driveway to the garage and workshop area and in more detail with oak doors throughout the property comprises;

ON THE GROUND FLOOR:

1.27m (4'2) x 3.51m (11'6) 13' 4 maximum

Enclosed entrance area approached through a pair of leaded double glazed doors with adjacent leaded windows with woodgrain effect ceramic tiles. Double glazed door to;



Reception Hall

10.9m (35'9) (maximum) x 1.12m (3'8) (widening to 7' 2)

To include a stairwell with wooden handrail to the first floor. Run of sunken ceiling lights, radiator, under stair store cupboard and with a double glazed sliding patio door opening to and overlooking the front garden. With solid oak doors with stainless steel handles to the living room/snug, two bedrooms and bathroom and with feature doors with vertical glazed panels to the kitchen/dining room and the;



Sitting Room

4.8m (15'9) x 3.61m (11'10) (plus door recess)

A most comfortable room with a double glazed leaded window overlooking the private front garden and with a double glazed sliding patio door opening to and overlooking the rear garden. Coved ceiling, radiator and with a living flame feature log effect gas fire with stainless steel surround.



St. Andrews, Munstone Road, Hereford, HR1 1LG

Kitchen/Dining Room

7.21m (23'8) x 3.56m (11'8)

With a picture double glazed window overlooking the rear garden, further double glazed window to the rear and with a double glazed door opening to and overlooking the rear garden. This most comfortable room has sunken ceiling lights, is part carpeted, has a radiator and within the kitchen area an extensive range of granite working surfaces with base cupboards and drawer units with granite upstands and a range of eye level cabinets together with tall storage cupboards including the built in fridge and freezer units, there is a Bosch oven with combination oven/microwave unit over and warming drawer together with a five ring gas hob with glass splashback and Elica cooker hood over, built in Neff dishwasher, one and a half bowl sink unit with mixer tap and with recesses for appliances. Woodgrain effect ceramic flooring.



Living Room/Snug/Bedroom 3

4.14m (13'7) x 3.48m (11'5)

An exceptional room with leaded double glazed windows to two aspects overlooking the front garden and with a radiator.



Bedroom 1

3.71m (12'2) x 3.35m (11')

With a double glazed deep window overlooking the rear garden. Radiator and with an oak door to the;

St. Andrews, Munstone Road, Hereford, HR1 1LG

Ensuite Shower Room

2.31m (7'7") x 1.91m (6'3")

With tiled surrounds, part textured and having suite comprising shower cubicle, folding door and an electric shower unit, wash basin with a cupboard below and mixer tap together with low level WC. Double glazed window, sunken ceiling lights, ladder type radiator and ceramic floor tiles.



Bedroom 2

4.19m (13'9") x 3.45m (11'4")

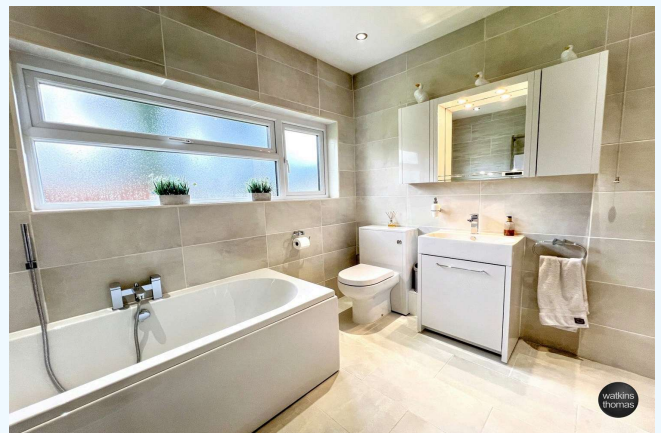
With feature leaded window overlooking the front garden. Radiator.



Bathroom

2.82m (9'3") x 2.44m (8')

Superbly appointed and with fully tiled walls, part with texture finished and having white suite comprising bath with mixer tap, wide corner shower cubicle with thermostatically controlled twin headed shower unit, low level WC and wash basin with mixer tap and cupboard below. Sunken ceiling lights, with a contemporary style radiator and with a further summer electric towel rail and ceramic floor tiles.



St. Andrews, Munstone Road, Hereford, HR1 1LG

ON THE FIRST FLOOR:

Landing Area

With doors to two store cupboards and attic store room, further attic area, eaves cupboard, velux window with solar powered blind and with a oak door to the;

Study/Bedroom 4

3.35m (11') x 4.39m (14'5) (17' 6 maximum)

With a leaded double glazed window enjoying a view to fields and with a radiator and two sets of louvre door fronted eaves storage cupboards.



Attic Store Room

9.75m (32') x 2.29m (7'6)

With strip lighting and in which is housed the wall mounted gas fired combination boiler which provides central heating and domestic hot water.

OUTSIDE:

The property is approached over a splayed tarmac driveway with security posts which runs to the DETACHED GARAGE BLOCK (29' 6 by 13' 5) with an electric up and over door, windows to the side and rear, personnel door to the side with porch over and with electric light and power points.

St. Andrews, Munstone Road, Hereford, HR1 1LG

Gardens

From the drive, a gateway opens to the right hand side of the residence to the rear garden and from the drive a flight of steps rise to the front door. The steps are bounded by retaining brick walls and at the front of the residence there is an expanse of lawn, screened from the road by mature evergreens. At the front of the residence there is a paving stone patio area. A concrete path along a section of the front garden leads to a second rear means of access. The rear garden is a particular feature of the property and comprises an expanse of lawn within a close board fence. There is a paved seating patio/entertaining area. The property has the benefit of an outside tap. There is a greenhouse. The gardens are private and at the rear of the garage there is a hard standing area with raised sleeper borders.



COUNCIL TAX BAND E

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford, proceed into Edgar Street. At the roundabout, turn left into Newtown Road, follow through and take the right hand turn into Holmer Road. Towards the outskirts of the city at the roundabout, take the third exit into Roman Road and continue to and take the left into Munstone Road. After a short distance, St Andrews will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

5th December 2025

ID25873

St. Andrews, Munstone Road, Hereford, HR1 1LG

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

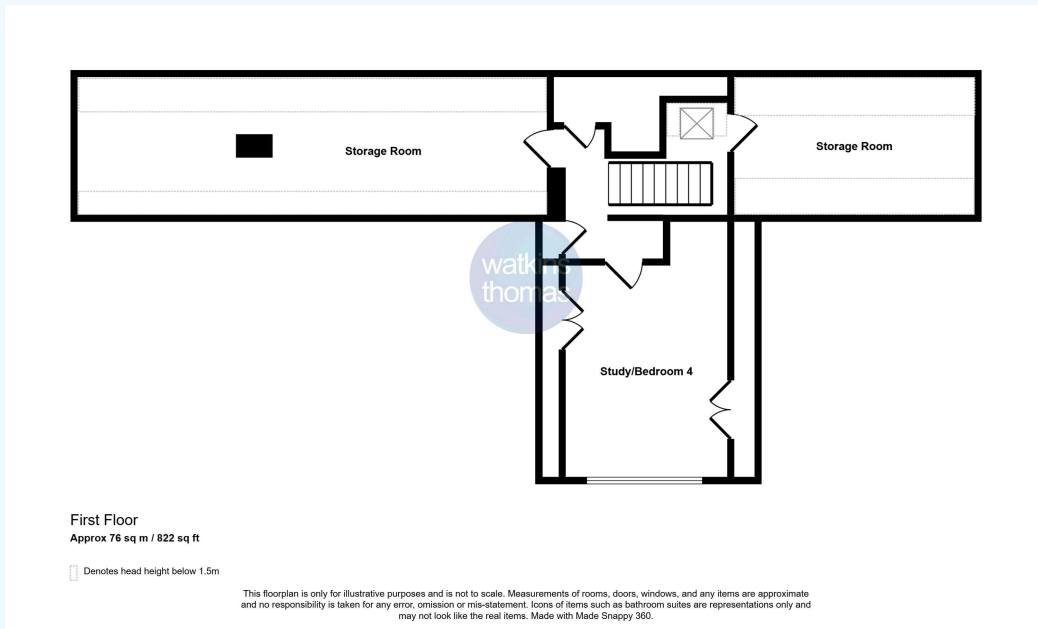
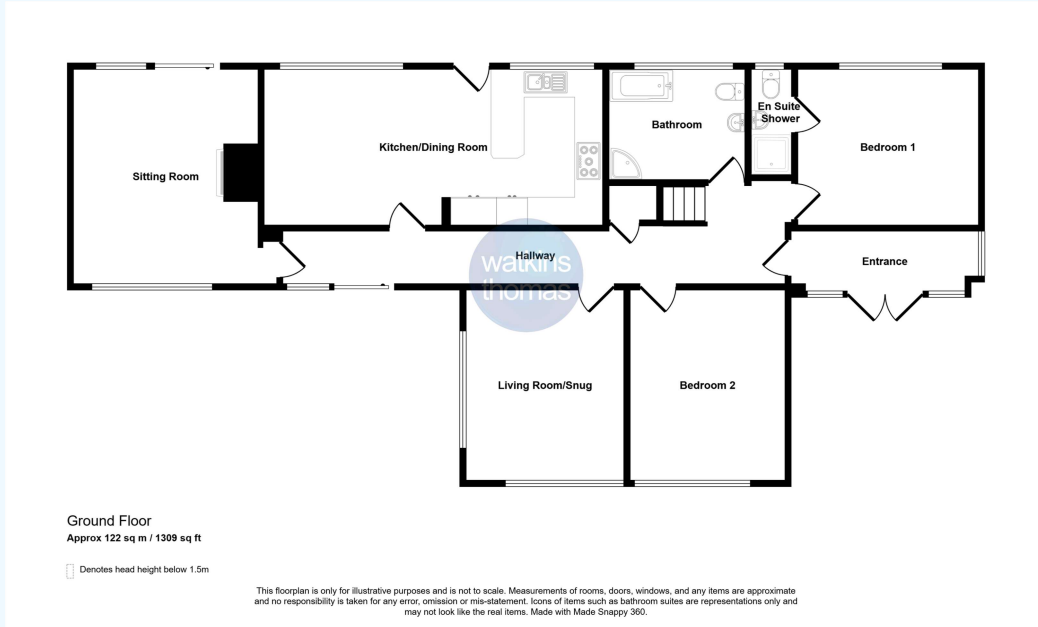
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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