4 EXCHEQUER GARDENS

THRUXTON, HEREFORD HR2 9GA

Asking Price £695,000

FREEHOLD

An exceptional newly built four-bedroom detached family home, set within an exclusive development in a charming rural hamlet. Offering beautifully appointed and spacious accommodation, the property features four generous bedrooms, three bathrooms, and high-quality fixtures and fittings throughout and large enclosed gardens.

Flint & Cook

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• New build detached house • Rural Hamlet south of Hereford • Forming part of an exclusive development • Four bedrooms, three bathrooms • Ideal home for families or those relocating • Must be viewed!

Introduction

A beautifully appointed four-bedroom detached new-build home forming part of this exclusive development, offering stylish contemporary living with generous proportions throughout and enjoying an enviable position with a fantastic rear garden and far-reaching views. Designed with modern family life in mind, the property centres around an impressive open-plan living and kitchen space, complemented by a separate lounge and practical utility room. The welcoming entrance hall sets the tone for the spacious accommodation, with a guest cloakroom and integral garage completing the ground floor. Upstairs, a generous galleried landing leads to four well-proportioned double bedrooms, including two with luxurious en-suite shower rooms, together with a beautifully appointed family bathroom. Outside, the property benefits from ample driveway parking, an integral garage and an exceptional rear garden, perfectly positioned to make the most of the open outlook.

Thruxton, Herefordshire is a charming rural hamlet surrounded by beautiful countryside, offering a peaceful lifestyle while remaining conveniently close to the market town of Hereford. The neighbouring villages of Kingstone & Madley provide access to both Primary & High Schools, doctors surgeries and village shops.

Ground Floor

With double glazed entrance door into the

Spacious Reception Hall

A light and airy spacious reception space with tiled flooring, recess spotlights, oak staircase leading up with fitted carpet runner, useful under stair storage space and oak doors leading into

Cloak Cupboard

Housing the under floor heating manifold, solar panel inverter and wall mounted fuse boxes, there is ample space for shoe and coat storage with recess spotlights and tiled floor.

Downstairs W/C

Comprising a low flush w/c, wash hand basin with storage below and wall mounted mirror over, tiled flooring and recess spotlights.

Kitchen/Dining/Living Room

The heart of the home is the stunning open-plan living space, thoughtfully designed for modern family living and effortless entertaining. Flooded with natural light from bi-folding doors opening onto the rear garden, the spacious dining area features a bespoke media wall, useful built-in storage and recessed spotlights, with elegant oak double doors leading through to the living room.

The contemporary kitchen is beautifully appointed with a range of stylish fitted base units, complemented by a striking contrasting central island incorporating a breakfast bar, creating the perfect social hub. A comprehensive selection of integrated Bosch appliances includes two eye-level ovens, a warming drawer, five-ring induction hob, double Belfast sink, integrated dishwasher, bin drawer, full-height fridge and freezer, and a drinks fridge. A double glazed window overlooks the rear garden, while a door provides access to the practical utility room.

Living Room

A beautifully designed cosy sitting room with triple aspect double glazed windows to the front, side and rear, fitted carpet, two ceiling light points with additional recess spotlighting and a feature media wall with electric log effect fireplace.

Utility Room

Comprising a range of fitted wall and base units, work-surface space with upstands, Belfast sink with mixer tap over, utility cupboard and fitted washing machine and tumble dryer over, double glazed window to the front, tiled floor, recess spotlights and oak door leading into the single garage.

Single Garage

With double oak doors opening to the front, recess spotlights and door to the rear.

First Floor Landing

A spacious light and airy landing space with fitted carpet, recess spotlights, full height picture windows, airing cupboard housing the hot water cylinder, radiator and doors leading into the

Bedroom One with En-suite

A beautifully designed light and airy master bedroom with dual aspect windows to the side and rear with beautiful views towards open countryside, an array of fitted wardrobes and furniture, fitted carpet, recess spotlights and a door into the

En-suite shower room with electric under floor heating comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

Bedroom Two with En-suite

A second spacious bedroom with a double glazed window to the rear overlooking the rear garden with fantastic countryside views, two sets of

double fitted wardrobes with attached dressing table, fitted carpet, recess spotlights, radiator and door into the
En-suite shower room with electric under floor heating comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

Bedroom Three
A spacious third double with fitted carpet, radiator, recess spotlights, a large double fitted wardrobe and a double glazed window to the rear with views across the garden and beyond.

Bedroom Four
A fourth double with fitted carpet, radiator, recess spotlights, a large double fitted wardrobe and a double glazed window to the rear with views across the garden and beyond.

Bathroom
A beautifully fitted bathroom suite comprising bath with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin with storage under, chrome heated towel rail, double glazed window and recess spotlights.

Outside
To the rear there is a large garden with a fantastic paved patio area for entertaining with fantastic views towards open countryside. The remainder of the garden is laid to lawn with side access gate.

To the front there is a large paved driveway with an area of lawn enclosed by brick walling. The property benefits from an EV charging point, useful outside tap and power points.

Agents Note
1. The property benefits from 6 solar panels to the south facing front aspect.
2. The property will benefit from a 10 year warranty.

Directions
Proceed South out of Hereford on the A465 signposted towards Abergavenny, continue for 5 turning right at Locks Garage towards Kingstone. Continue on this road for approximately 1.5 miles before turning left towards Thruxton Church taking the first left turning as indicated by the Flint & Cook pointer board.

Money Laundering
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings
Water rates are payable.
Private drainage.

Property Services
Mains water and electricity are connected. Air source heat pump. Private drainage system. Solar Panels.

Residential lettings & property management
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession
Freehold - vacant possession on completion.

Viewing Arrangements
Strictly by appointment through the Agent (01432) 355455.

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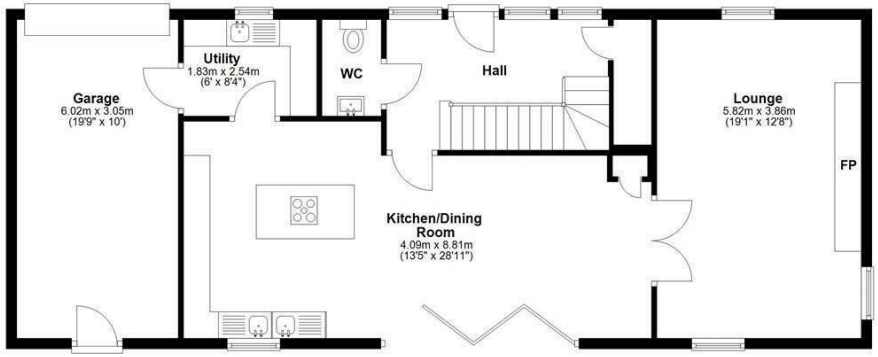
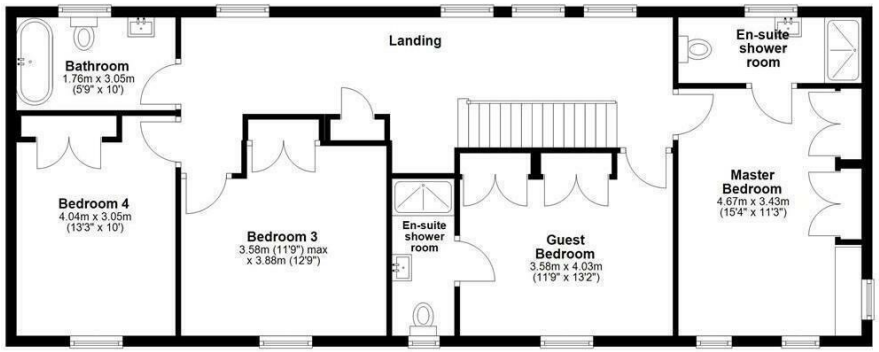
Ground Floor

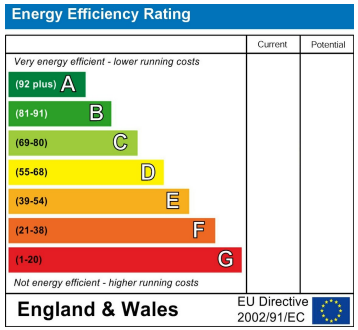


First Floor



Total area: approx. 190.8 sq. metres (2053.5 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



EPC Rating: Hereford Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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