





FAIRVIEW THE MOOR

BODENHAM, HEREFORD HR1 3HS

Asking Price £525,000

FREEHOLD

Pleasantly situated in this popular village location, a highly spacious 4 bedroom detached country house offering ideal long-term family accommodation. The property has the added benefit of mains gas central heating, double glazing, generous sized living accommodation, updated kitchen and bathrooms, good size private gardens - about 0.35 acres, ample parking, detached workshop and garage. To fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

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• Popular village location • Highly spacious four bedroom detached house • Four reception rooms, modern kitchen and utility/WC • Good size private gardens - about 0.35acres • Large detached workshop and ample parking • Ideal long-term family home





In more detail the spacious accommodation comprises

Double glazed double doors opening through to

Snug Room
With easy to maintain flooring, double radiator, decorative wall, double glazed window to the side and open plan access to

Kitchen/Breakfast Room
With extensive range of wall and base cupboards, ample worksurfaces, large central workstation breakfast bar with storage below and recycling bins, plate rack, double glazed window enjoying a pleasant outlook across the garden, wine rack, built-in dishwasher and fridge-freezer, central spotlighting, range style cooker with seven ring gas hob, splashback and cooker hood over, double radiator and door to UTILITY CUPBOARD with double glazed window, power and light points, storage space and space for freezer etc.

Inner Hallway
With easy to maintain flooring, radiator, carpeted staircase to the first floor, understairs cupboard, useful cloaks cupboard with hanging rail and shelf with cupboard above, double glazed door to the rear garden, large walk-in pantry with shelving and door to

Utility Room/WC
With single drainer sink unit with mixed tap over, wall and base cupboards, worksurface with space and plumbing below for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, low flush WC and double glazed windows.

Lounge
With fitted carpet, double radiator, double glazed double doors to the front patio and garden, feature fireplace with hearth and wood burning stove.

Dining Room
With fitted carpet, radiator, internal double glazed window to the Conservatory, double glazed double French doors to the side and feature fireplace with hearth, display mantel and built-in gas coal effect living flame fire.

Large Garden Room/Conservatory
Of brick and UPVC construction with easy to maintain flooring, power and light points, opening window vents and double doors onto the front patio and garden.

Study
With fitted carpet, radiator, double glazed window to the side, wall shelving and picture rail.

First Floor Landing
With fitted carpet, double glazed window to the front aspect, access hatch to loft space and open plan access to

Inner Landing
With door to

Bedroom 1
With fitted carpet, decorative wall, space for wardrobes, radiator, double glazed window enjoying a pleasant outlook to the rear and door to

Ensuite Shower Room
With large corner shower with panelled walls and glazed sliding doors, vanity wash hand basin with storage below, splashback and touch light mirror over, low flush WC, tiled floor, double glazed window, extractor fan and ladder style towel rail/radiator.

Bedroom 2
With fitted carpet, double radiator, picture rail, ample space for wardrobes etc, double glazed windows to the front and side.

Bedroom 3
With fitted carpet, two radiators, picture rail and double glazed windows to the front and side aspects.

Bedroom 4
With fitted carpet, radiator and double glazed window to the rear.

Bathroom
With suite comprising antique style roll top clawfoot bath with handheld shower attachment, low flush WC, pedestal wash hand basin, large double shower with glazed sliding door and rainwater style shower head over, recessed spotlighting, partial panelled walling, vinyl flooring, double glazed window and ladder style towel rail/radiator.

Outside
The property can be accessed via two driveways, one off Dunfield Lane and other is off the main road going through Bodenham. To the front of the property there are double gates with a pedestrian gate to the side open onto a good sized driveway laid to chippings and providing off-road parking for several vehicles. There is also a useful TIMBER GARDEN SHED. The front garden is mainly laid to lawn, all well enclosed by fencing and with a large paved patio to the front providing the perfect entertaining space. The rear garden faces south and is a lovely sun trap.

At the bottom of the patio there is a timber arbour style construction offering a further covered entertaining space.

Immediately to the rear is a covered Entrance Porch which then leads onto the good sized rear garden which is mainly laid to lawn all well enclosed by hedging and trees for privacy. A raised decked area provides the perfect entertaining space and access to the rear garden can be gained via both sides of the property (approx 0.35acres). There is also a feature Horse Chestnut tree.

A paved pathway leads down the centre of the rear garden to the large rear off-road parking area, accessed via two five bar gates with further large lawned area enclosed by a hedging.

BRICK BUILT GARAGE with double doors, inspection pit, power and light points, ample storage space and access to the LARGE WORKSHOP with double doors, power and light points. There is extra space down the side of the workshop which would be ideal for parking a camper van/motorhome etc.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings
Water and drainage rates are payable.

Directions
Proceed north out of Hereford city along Commercial Road crossing over the railway bridge onto Aylestone Hill. Continue over Aylestone Hill to the roundabout at the bottom and take the second exit, signposted to Sutton St Nicholas. Continue through the village of Sutton St Nicholas towards Bodenham. On entering the village of Bodenham, Fairview can be found on the left hand side, as indicated by the Agents For Sale board.

Tenure & Possession
Freehold - vacant possession on completion.

Viewing
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

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

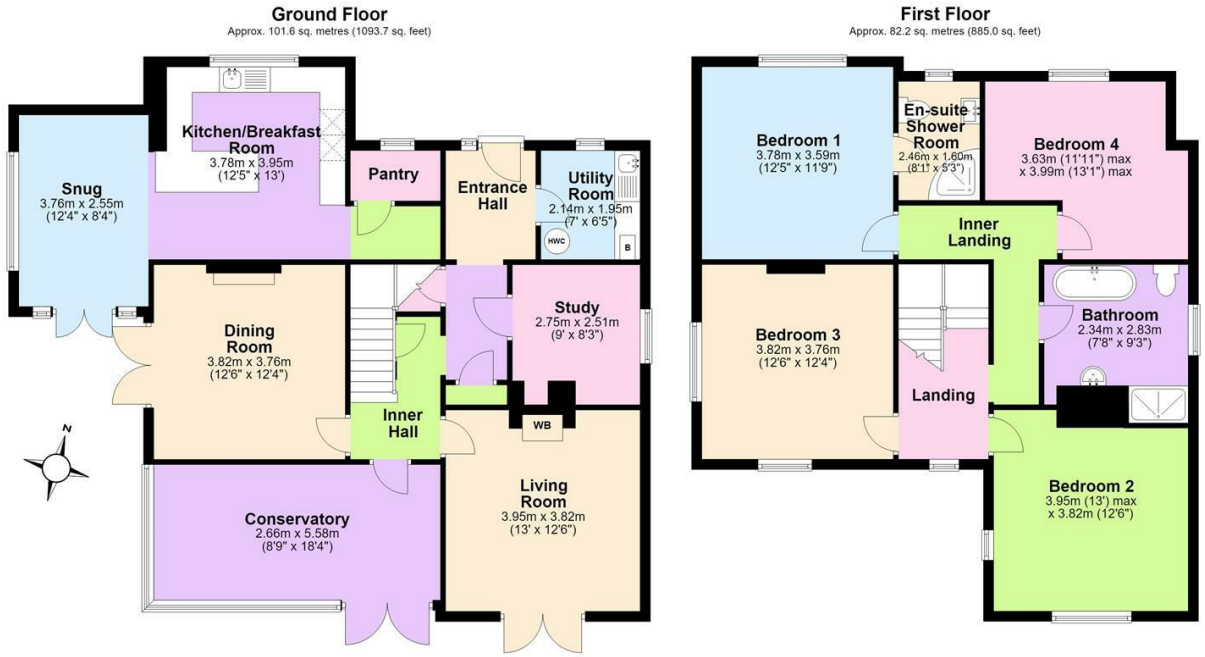
Money Laundering Regulations
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

FAIRVIEW THE MOOR





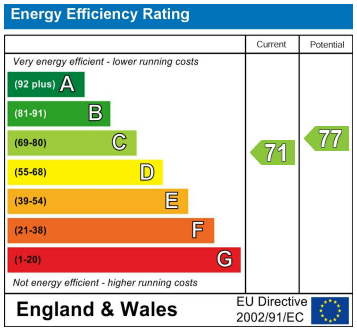




Total area: approx. 183.8 sq. metres (1978.7 sq. feet)

Fairview, Bodenham, Hereford





EPC Rating: C Herefordshire Council Tax Band: E

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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