



Orchard Rise Whitestone, Hereford, HR1 3SB



Sunderlands
Residential Rural Commercial



**Orchard Rise
Whitestone
Hereford
HR1 3SB**

Summary of Features

- Generous detached property
- 4 bedrooms
- 3 reception rooms
- Spacious and flexible accommodation
- Beautifully landscaped gardens
- Sought after village location

Asking Price £495,000

Situated in the charming village of Withington, Hereford, this modern detached house offers a delightful blend of comfort, style, and versatility. Spanning a generous 1,522 square feet, the property features four well-proportioned bedrooms and two bathrooms, making it an ideal family home. Upon entering, you are welcomed by three spacious reception rooms that provide ample space for both relaxation and entertainment. At the heart of the home is the bright and airy kitchen/dining/living space, designed with modern family living in mind. Two sets of bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor flow and offering fantastic options for al fresco dining, summer entertaining, or simply enjoying the fresh air from the comfort of your home. One of the standout features of this property is the beautifully landscaped garden, thoughtfully designed to capture sunlight throughout the day. This inviting outdoor space is ideal for relaxing on warm evenings or hosting gatherings with friends and family. The desirable village location further enhances the appeal of this home, providing a peaceful retreat while remaining conveniently close to local amenities.

Location

The village of Withington is situated to the east of the cathedral city of Hereford and offers a thriving, close-knit community centred around its historic parish church. Local amenities include a village school, village hall, modern village store, Post Office and a regular bus service to and from Hereford, which provides an extensive range of shops, services and a mainline railway station. Within a five-minute walk are a high-quality Carriages Restaurant, the unique Sidings deli/café and an excellent nearby fish and chip shop. The village enjoys excellent transport connections with easy access to the M5 and M50 motorways and is within convenient commuting distance of Gloucester, Bristol, Cheltenham and Birmingham, as well as Worcester, making it an attractive and well-connected location.

Accommodation

The well presented accommodation comprises:

Entrance hall

A light-filled, welcoming hallway providing easy access to the main living rooms, complete with stairs to the first floor.

Kitchen, dining, living area

The expansive kitchen/dining/living space forms the heart of the home, designed with both style and practicality in mind. The kitchen features matching white gloss wall and base units, complemented by a sleek tiled splashback. High-quality appliances include an induction hob with extractor fan, integrated double oven, integrated fridge/freezer, and integrated dishwasher, creating a clean, modern, and functional cooking environment. The adjoining dining area offers generous space for entertaining, comfortably accommodating family gatherings or dinner parties. This bright and sociable zone is framed by two sets of bi-fold doors that open directly onto the garden, effortlessly blending indoor and outdoor living. A central pillar subtly separates the living area, creating a cosy retreat while maintaining connection with the kitchen. This inviting space is ideal for unwinding, allowing you to relax while still being part of the activity around you — perfect for modern family living.

Conservatory

Step from the living area into the conservatory that offers a bright and inviting extension of the home. This stunning space is flooded with natural light throughout the day, creating the perfect spot to relax, dine, or entertain. Overlooking the well-kept garden, the conservatory provides uninterrupted views of the outdoors while maintaining a warm, comfortable atmosphere year-round. Elegant, spacious, and seamlessly connected to the heart of the home, it's a standout feature that enhances both the living experience and the property's charm.

Family room

This versatile downstairs reception room offers fantastic flexibility to suit any lifestyle. Whether used as a main living room, cosy snug, children's playroom, home office or even a convenient downstairs bedroom, it adapts effortlessly to your needs. Double doors and a large window allow natural light to flood the space, creating a bright and welcoming atmosphere throughout the day. Spacious, adaptable and full of potential, it's a standout room that adds valuable multifunctional living space to the home.

Utility area and downstairs WC

Conveniently accessed from the kitchen, the utility area offers a highly practical space designed for everyday living. There is ample room for a washing



machine with the potential to stack a dryer, along with a useful storage cupboard ideal for keeping household essentials neatly tucked away. A side door provides direct access to the garage, adding further convenience. Completing the space is a handy downstairs WC, making this a functional and well-planned addition to the home.

First floor

Bedroom one

The main double bedroom is a spacious room and features fitted wardrobes, with additional space for freestanding furniture. Dual-aspect windows flood the room with natural light, highlighting its airy, inviting ambiance. A beautifully appointed Jack and Jill ensuite provides both style and convenience, creating a refined retreat within the home.

Jack and Jill en-suite

The Jack and Jill ensuite offers a sleek and functional design, with convenient access from both the main bedroom and the landing. It features a contemporary walk-in shower, a WC, a stylish sink, and thoughtfully integrated fitted storage, combining practicality with modern elegance.

Bedroom two

The second double bedroom is well proportioned and includes a built-in wardrobe, providing plenty of storage and a clean, uncluttered feel. A private en-suite shower room offers added convenience and contemporary comfort.

En-suite

This contemporary ensuite is thoughtfully designed, featuring a walk-in shower, WC, and a sleek sink with mirrored storage above. A heated towel rail adds a touch of luxury and practicality, completing the stylish and modern finish.

Bedroom three

The third double bedroom offers excellent versatility, currently configured as a home office but easily adaptable to suit your needs. It features two sets of fitted wardrobes, providing ample storage, and benefits from dual aspect windows that flood the room with natural light. Bright and comfortable, this room is perfect as a bedroom, study, or guest room, combining functionality with a welcoming feel.



Bedroom four

This well-proportioned fourth bedroom receives plenty of natural light, creating a bright and inviting space. Currently suitable as a single bedroom, it also offers the flexibility to function as a home office or study, making it ideal for modern living.

Outside

This beautifully maintained garden offers an expansive, sun-drenched outdoor retreat designed for both relaxation and enjoyment. A large, lush lawn is framed by thoughtfully arranged flowerbeds, low shrubs, and ornamental trees that bring colour and structure throughout the seasons. A well-landscaped patio wraps around the rear of the home, ideal for outdoor dining and entertaining, while an additional evening suntrap patio tucked into a private corner of the garden provides a peaceful spot to unwind and enjoy the last of the day's light. Mature hedging and established plantings ensure excellent privacy and a tranquil atmosphere, complemented by carefully sculpted beds and manicured edges. Perfect for families, gardeners, or anyone who appreciates serene outdoor living, this garden blends generous open space with elegant landscaping to create a truly picturesque setting. To the front of the property, a gated entrance provides parking for up to five cars, with side gates on both sides of the home allowing easy access around the entire perimeter.

Services

We understand all mains services are connected to the property.

Herefordshire Council Tax Band - D

Tenure - Freehold

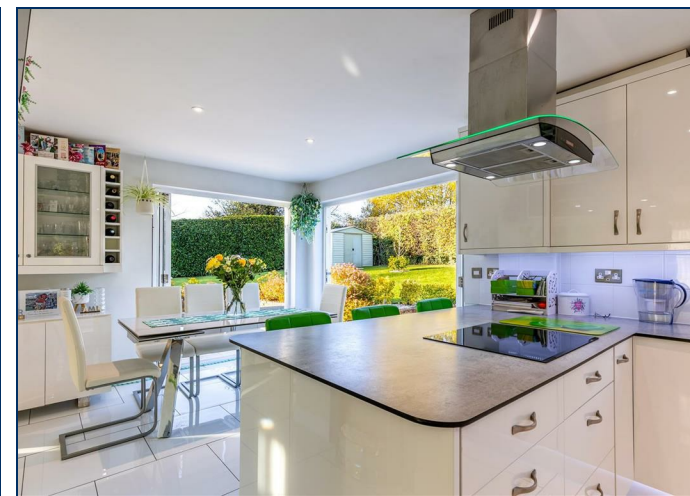
Directions:

From Hereford take the A465 towards Bromyard & Worcester, at the Junction with the A4103 (Roman Road) turn right at the roundabout towards Worcester. Continue on the A4103 for 2.7 miles. Turn left onto The Walk, the property can be found on your left hand side after approximately 150 yards.

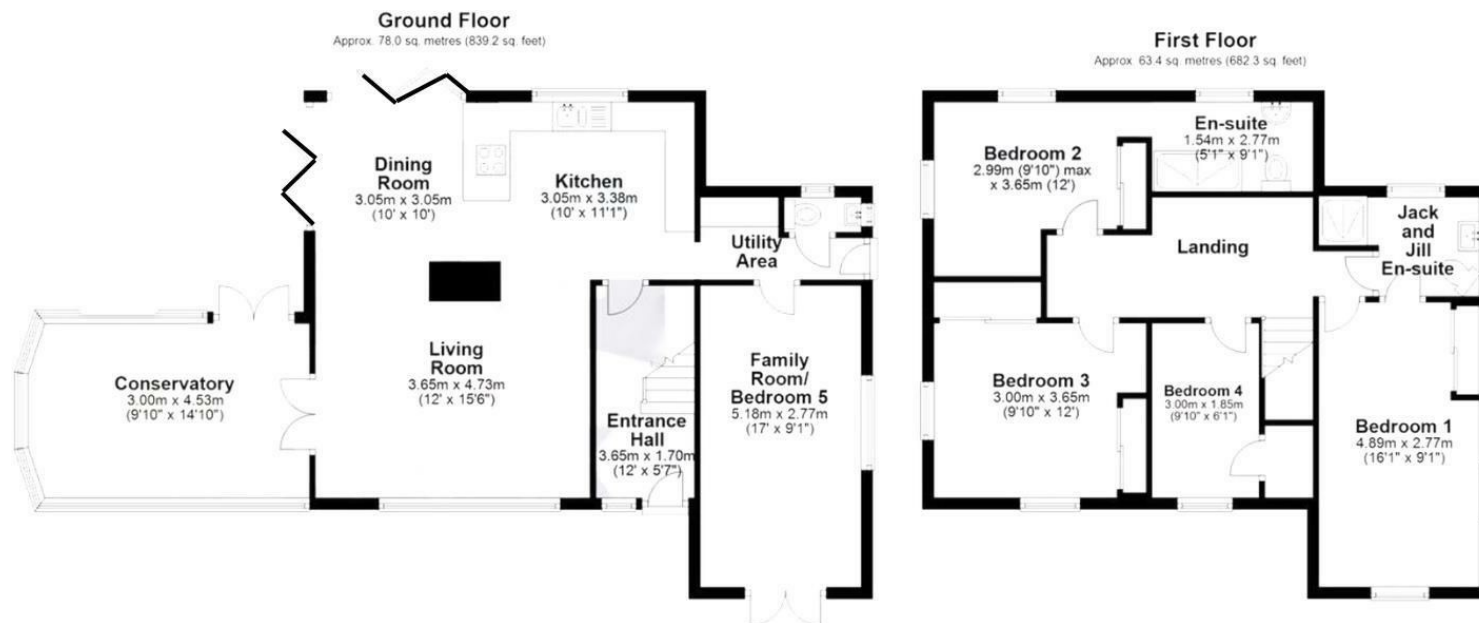
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Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







Total area: approx. 141.4 sq. metres (1521.5 sq. feet)

Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.