



KINGSTHORNE, HEREFORD

Guide price **£490,000**



WYNDS POYNT

Kingsthorpe, Hereford, Herefordshire HR2 8AL



Charming bungalow with beautiful gardens, bright living spaces and a peaceful village setting.

Wynds Poynt is a delightful bungalow offering spacious and versatile accommodation within a wonderfully private setting. The attractive brick exterior and distinctive green entrance door create a welcoming first impression, while the generous driveway provides ample parking.

Situated in the desirable village of Kingsthorpe, Wynds Poynt enjoys a peaceful setting surrounded by beautiful Herefordshire countryside. The village offers a welcoming community atmosphere while remaining within easy reach of Hereford's shops, schools, leisure facilities and transport links. With scenic walking routes and outdoor pursuits close by, the location perfectly balances rural tranquillity with everyday convenience.



Guide price
£490,000



KEY FEATURES

- Beautiful landscaped gardens
- Bright and spacious living areas
- Characterful bungalow with versatility
- Ample driveway parking available
- Private setting surrounded by greenery
- Beautiful views



STEP INSIDE



Inside, the property enjoys an abundance of natural light throughout. Two spacious reception rooms are connected by decorative archways, creating excellent flow between living spaces while retaining a sense of warmth and character. Large windows frame views of the surrounding gardens and contribute to the bright and inviting atmosphere found throughout the home.

The kitchen has been thoughtfully designed with contemporary cabinetry, stylish worktops and attractive splashbacks, providing a practical and attractive space for everyday living. Adjacent to the kitchen is a bright dining area, ideal for family meals and entertaining guests. A separate utility/laundry room offers additional convenience and excellent natural light.

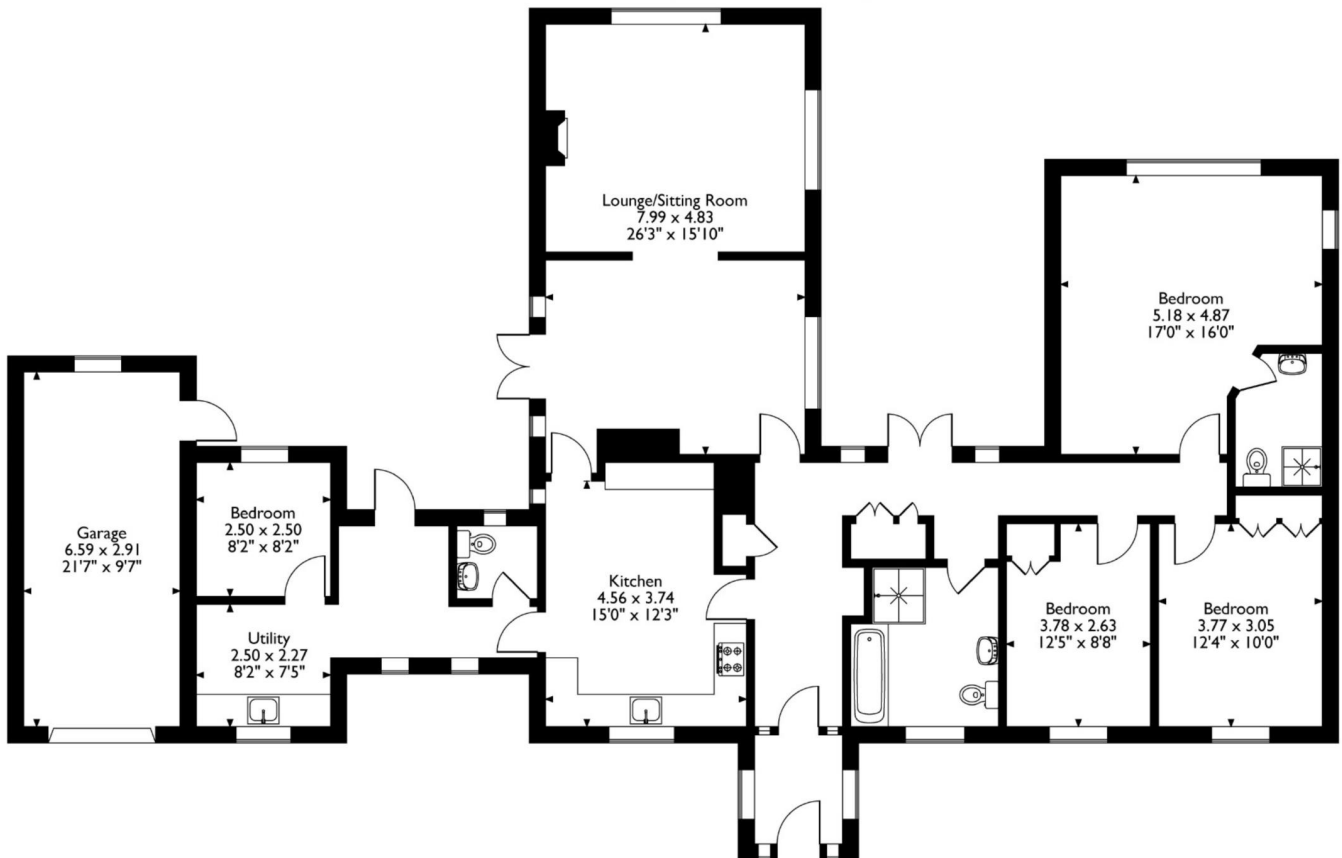
Wynds Poynt, Kingsthorpe, Hereford, Herefordshire

Approximate Gross Internal Area

Main House = 162 Sq M/1744 Sq Ft

Garage = 19 Sq M/205 Sq Ft

Total = 181 Sq M/1949 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The bedrooms are generously proportioned and provide comfortable accommodation, with several enjoying pleasant garden outlooks.

The bathrooms are well appointed, including a family bathroom featuring both a bath and shower, ensuring practicality for modern family life.

STEP OUTSIDE



Outside, the beautifully landscaped gardens form a particular feature of the property. A well-maintained lawn is complemented by colourful planted beds, mature shrubs and a variety of seating areas designed to enjoy the peaceful surroundings and wonderful views. A raised deck provides an ideal space for outdoor dining, relaxation and entertaining, while the established planting enhances privacy and creates an attractive backdrop throughout the seasons. To the rear there is also a substantial concrete hardstanding, ideal for additional seating. There is a garden shed, 10' x 8', with power and light. The property also benefits from ample driveway parking and a garage with a remote controlled up and over door, power and light.

AGENT'S NOTE:

We are advised that the cesspit is located on a neighbouring property but that there is a right of way clause within the deeds.

INFORMATION

Postcode: HR2 8AL
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

What3words: [buying.mountains.adventure](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01989 768484
 herefordshire@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.