Hunters Green

Bromyard, HR7 4AZ

Andrew Grant

Hunters Green

18 Lower Thorn, Bromyard, HR7 4AZ

3 Bedrooms **1 Bathroom** **3 Reception Rooms**

A spacious family home on a generous plot with expansive gardens, double garage and flexible living spaces for modern lifestyles.

- Substantial three-bedroom home with versatile reception spaces and scope to personalise.
- Light-filled living room with dual aspects, sliding doors and feature fireplace.
- Expansive plot including broad lawns, mature trees, colourful borders and a water feature.
- Large paved driveway, double garage, side access and decorative archway to gardens.
- Peaceful residential setting with easy access to Bromyard's amenities, schools and countryside.

This individual home occupies a generous plot and provides flexible accommodation arranged over two floors. The ground floor offers a welcoming hall, a bright living room with doors to the garden, a dining room, spacious kitchen, a versatile study/bedroom and a contemporary shower room. Upstairs there are three well proportioned bedrooms and a WC. Outside, the home enjoys a double garage, driveway parking and extensive gardens that wrap around the property with lawns, mature planting and a water feature.

2038 sq ft (189.3 sq m)

The kitchen

At the heart of the home, the kitchen is a generous space for cooking and gathering. A long run of units and worktops lines both sides beneath wide windows overlooking the gardens, with a built-in breakfast bar for casual meals. Doors connect to the dining room, the hall and the utility, creating an effortless flow for everyday living.

The dining room

Perfect for sit-down meals or social gatherings, the dining room lies off the kitchen. It benefits from a wide window framing a leafy outlook and incorporates a sideboard beneath the window. There is easy scope to combine this space with the adjacent kitchen if desired.

The living room

Designed for relaxation and entertaining, the living room spans the depth of the home with dual aspect glazing. A sliding door opens onto the garden and a broad window faces the front, while a fireplace is set within bespoke cabinetry along one wall. Its considerable dimensions lead off the entrance hall and create a comfortable hub for family life.

The study

Located at the front of the ground floor, the study offers a peaceful spot for working or as an occasional bedroom. A wide window overlooks the front garden and a long wall-mounted shelf provides space for books or display. Positioned beside the hall and near to the shower room, it lends itself to use as a guest room or snug.

The utility

The utility is a bright rear porch, ideal for laundry and gardening tasks. Glazed doors and windows look onto the garden and a translucent roof allows in additional light. The space provides access to a useful store and the double garage as well as a door to the patio.

The shower room

Serving the ground floor, the shower room has been refitted with a contemporary suite. A generous walk-in shower includes rainfall and handheld heads, a folding seat and grab rails, while a sleek vanity unit with basin sits opposite alongside a WC. Glossy tiling and an obscured window create a bright, easy-care space.

The hallway

Opening through a glazed front door, the entrance hall creates an impressive first impression with its double height ceiling. An open-tread staircase rises to a galleried landing and a large picture window floods the space with light. From here doors lead to the principal reception rooms, the study and the ground-floor shower room, while a cupboard sits beneath the stairs.

The primary bedroom

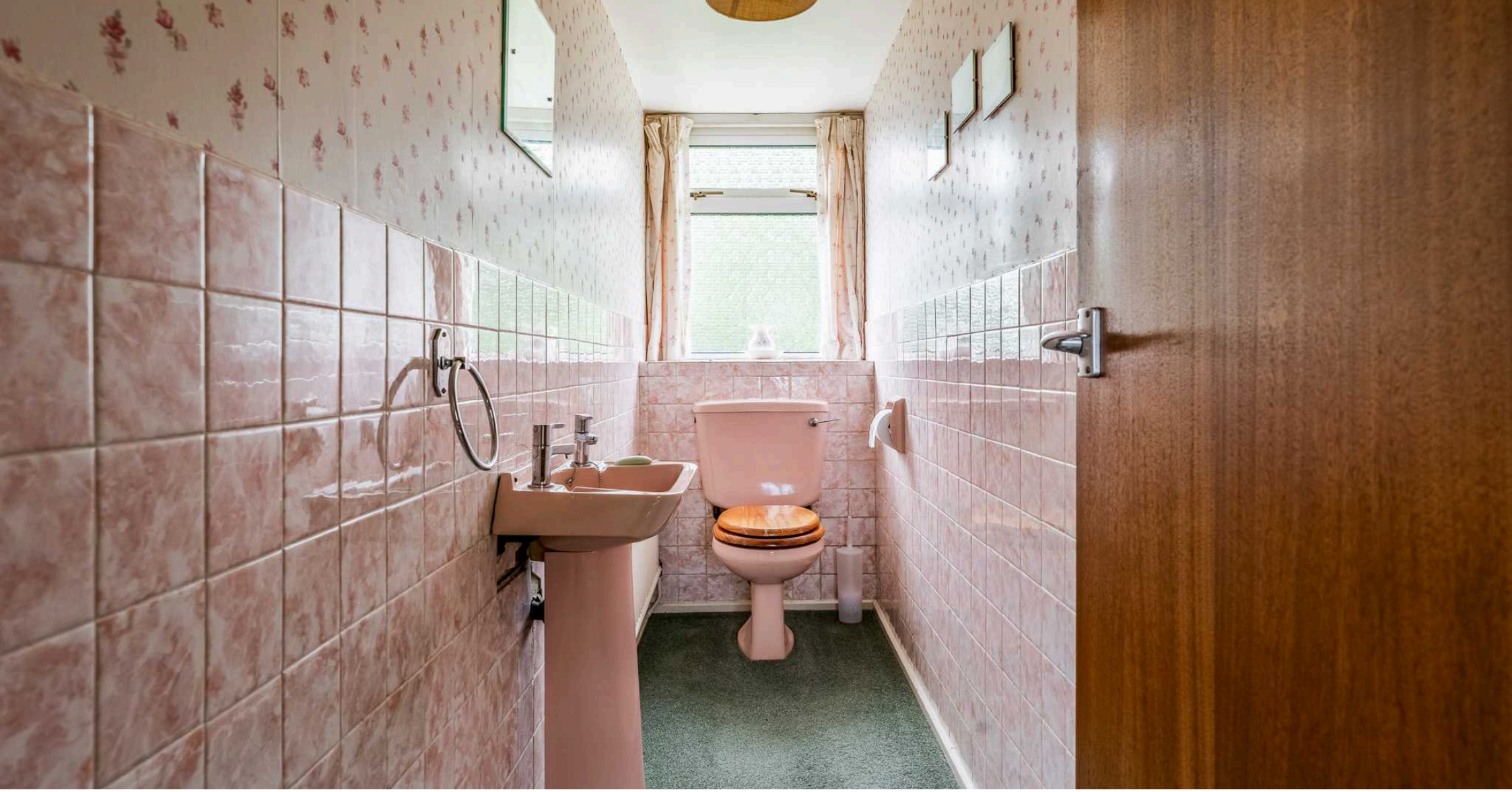
Occupying a large portion of the first floor, the primary bedroom provides a calm retreat. Dormer and gable windows on two elevations create a light atmosphere and there is ample floor space for furniture. Built-in eaves cupboards offer useful storage, one of which has been used as an airing cupboard. Given the size of the room, there is scope to create an en suite, subject to the necessary consents, and the room sits close to the upstairs WC.

The second bedroom

The second bedroom is another impressive double room with a dormer window overlooking the front. Its excellent proportions allow for a variety of furnishing options and there is a door to useful eaves storage. Set off the landing, it offers comfortable accommodation for family or guests.

The third bedroom

Currently arranged as a study, the third bedroom enjoys a wide window to the rear. The ample dimensions can readily accommodate a bed and further furniture, making it ideal as a child's room or home office. It sits alongside the other bedrooms on the first floor.



The first floor WC

Conveniently located on the landing, the first floor WC provides facilities for the upstairs bedrooms. The room features a pedestal basin and WC set beneath a frosted window, with part tiled walls and simple décor.

The garden

The gardens are a true highlight, extending far beyond the rear of neighbouring homes. Sweeping lawns are bordered by colourful planting, mature trees and tall hedging, ensuring excellent privacy and an ever-changing vista. There are seating terraces for al fresco dining, a brick-edged pond with water feature, productive beds and a timber shed, together with a long hedged extension that stretches towards the back boundary.

The driveway and parking

An expansive paved driveway provides an impressive approach to the home and offers parking for several vehicles. An attractive brick arch with wrought-iron gate leads to the rear garden, while twin doors open to the generous double garage. Mature hedging and a sweeping lawn soften the frontage and there is wide side access to the garden.

Location

Lower Thorn lies within Bromyard, a charming market town set amidst rolling Herefordshire countryside. The area enjoys a friendly community and offers a range of day-to-day amenities including independent shops, eateries and public houses together with health and leisure facilities. Families benefit from local primary and secondary schools, while commuters can access main road networks to Hereford, Worcester and the surrounding towns. The nearby countryside provides ample opportunities for walking, cycling and outdoor pursuits. Public transport links connect Bromyard to neighbouring villages and market towns, while the cathedral cities of Hereford and Worcester are within easy reach for wider shopping and cultural attractions.

Services

The property benefits from mains gas, electricity, water and drainage.

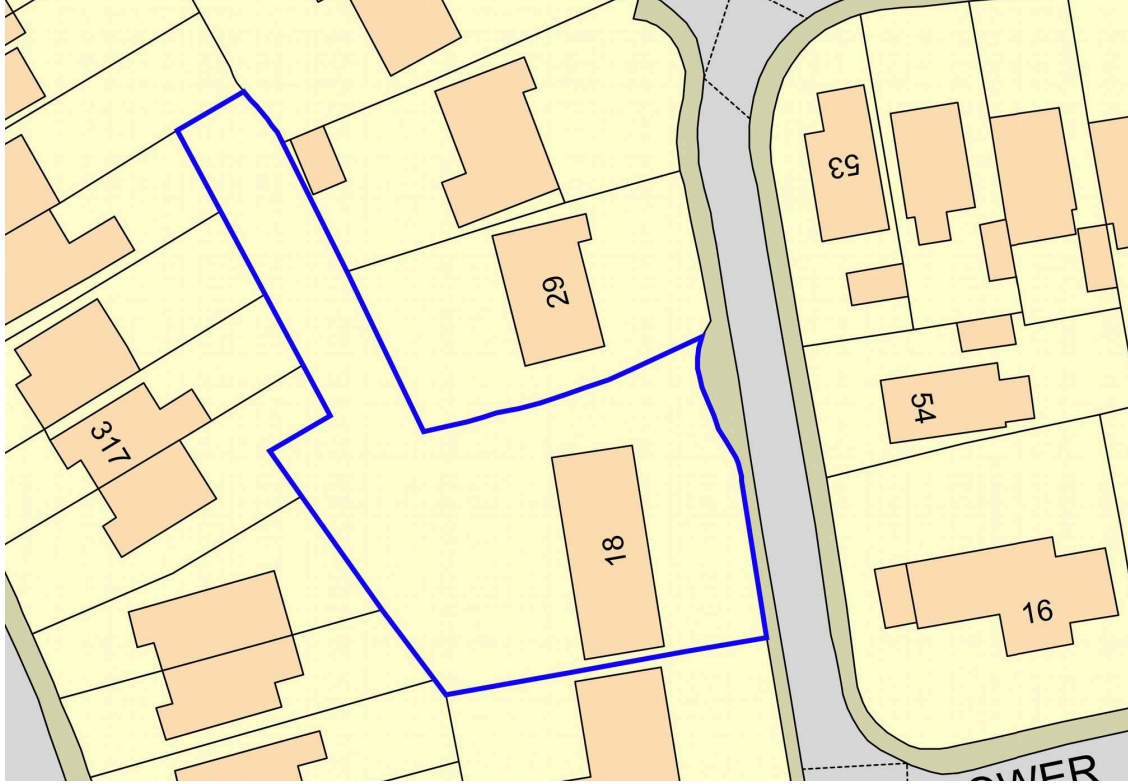
Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

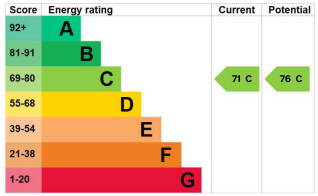
Council Tax

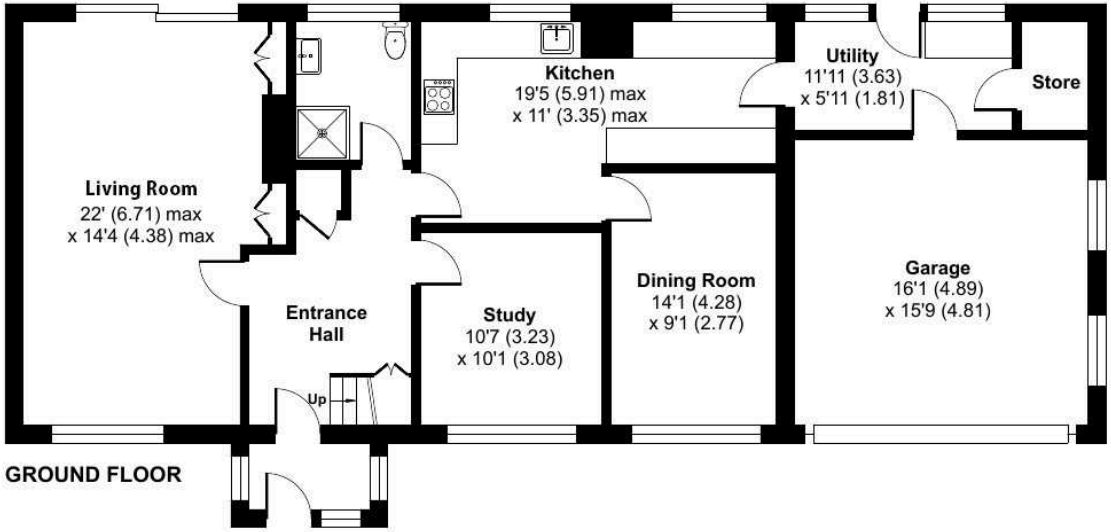
The Council Tax for this property is Band E.

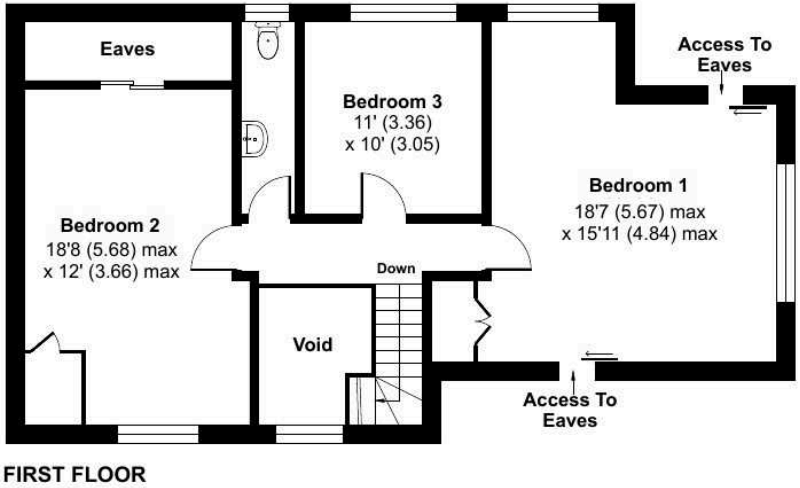


Lower Thorn, Bromyard, HR7

Approximate Area = 1718 sq ft / 159.6 sq m(excludes void)
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 2038 sq ft / 189.3 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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