NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CHETWYND, 2 HIGHFIELD CLOSE

KINGSLAND, LEOMINSTER,
HEREFORDSHIRE, HR6 9RS

GUIDE PRICE
£395,000

A RECENTLY UPGRADED DETACHED BUNGALOW ON A GENEROUS PLOT IN A VERY POPULAR VILLAGE.

- FITTED KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM
- INTEGRAL GARAGE
- AMPLE DRIVEWAY PARKING
- LARGE LEVEL GARDENS

NICK CHAMPION LTD
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Tel: 01584 810555 | **Email:** info@nickchampion.co.uk
www.nickchampion.co.uk

CHETWYND, 2 HIGHFIELD CLOSE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9RS

APPROXIMATE DISTANCES (MILES)

Leominster – 5, Ludlow – 12.5, Tenbury Wells – 14, Hereford – 16.5, Worcester - 23, M50 – 30, M5 J7 – 34.

DIRECTIONS

From Leominster head west on the A44/Barons Cross Road and at the Morrisons Roundabout take the second exit to keep on the A44 and after 0.2 mile keep right to continue on the B4360 for Kingsland/Eardisland. Proceed for 1.2 miles before turning right signed Kingsland to stay on the B4360 and after 2.5 miles turn right into Highfield Close and the property is the first on the right hand side.

SITUATION AND DESCRIPTION

Chetwynd, 2 Highfield Close is situated in the highly sought after and vibrant village of Kingsland and is within walking distance of the local amenities which include a Village Store and Post Office, a Doctors' Surgery, Primary School, two popular Public Houses, a Garage and the Luctonians Sports Club which is also a popular event venue. The property is on a regular bus route to the nearby market town of Leominster which is also only a short drive away and has a larger variety of shops and services as well as a railway station. The property is within the Kingsland C of E Primary School and Wigmore High School catchment areas.

Chetwynd, 2 Highfield Close is a detached bungalow on a generous plot constructed circa 1989 of mellow brick elevations under a tiled roof with an integral garage, ample parking space and a large and level mainly south-westerly facing garden. The property was upgraded to a high standard in 2022, and benefits from a Howdens Fairford fitted kitchen, upgraded bathroom and cloakroom suites, a Fireline inset woodburning stove, modern radiators and flooring throughout including oak effect laminate flooring in the entrance hall, kitchen, reception rooms and conservatory, recent redecoration and electrical upgrades. The property has UPVC double glazing, oil fired central heating and mains services including mains drainage. The property is offered for sale with no upward chain.

ACCOMMODATION

An open porch has a glazed door opening into the spacious entrance hall with a cloaks cupboard and an airing cupboard with a tank and shelving. The kitchen has a range of sage green fitted base and wall units with oak effect worktops incorporating a composite sink/drainer, integral appliances including an Indesit dishwasher, Hotpoint electric double oven and ceramic hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer and with a part glazed door opening onto the rear garden. The spacious sitting room has a Fireline inset woodburning stove with a slate hearth, a glazed door to the dining room which can also be accessed via the kitchen, and sliding patio doors from the sitting room open into the conservatory which has French doors opening onto the garden. There are two double bedrooms, both with built in wardrobes, and a third single bedroom. The bathroom has a bath, a Mira electric shower in a separate cubicle, a vanity basin unit, wc and heated towel rail. A separate cloakroom has a vanity basin unit, wc and heated towel rail. A boiler room housing the Worcester boiler is accessed externally.

OUTSIDE

The tarmac driveway provides parking space for three/four cars leading to the integral garage with up and over metal garage door, power and light. The large level gardens with established hedge boundaries envelope the property and are mostly laid to lawn with paths leading around the bungalow, a small patio area, shrub and flower borders, a greenhouse and two timber garden sheds. The main area of garden has a south westerly facing aspect.

SERVICES

Mains water, drainage and electricity are connected.
Oil fired central heating.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/9556-3904-6202-1792-9204

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

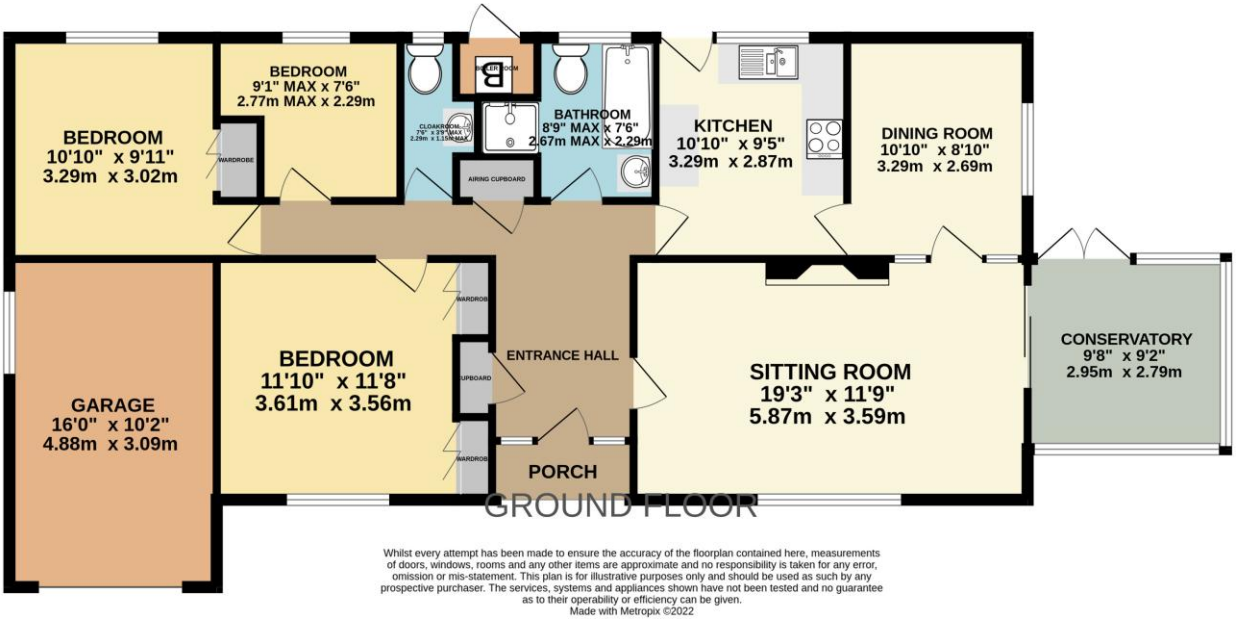
VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

Photographs taken: 7th September 2026
Particulars prepared: September 2026 and updated: 08.10.26

ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.