



**JonathanWright**  
estate agents



**Berrington Cottage The Moor, Bodenham, Herefordshire HR1 3HT. £525,000**



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Bodenham  
Herefordshire  
HR1 3HT**

**£525,000**

### **PROPERTY FEATURES**

- Detached Character House
- 4 Bedrooms, One with En-Suite
- Dining Room
- Lounge
- Sunroom
- Luxury Kitchen/Breakfast Room
- Ground floor Cloakroom/W.C.
- Family Bathroom
- Garage/Workshop & Parking for Several Vehicles
- Large Gardens

**To view call 01568 616666**



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A detached and extended character property situated in the sought after village of Bodenham, offering gas fired centrally heated accommodation having a front entrance porch, reception hall, lounge, separate dining room, sunroom, luxury fitted kitchen with appliances, utility room, ground floor cloakroom/W.C. and on the first floor 4 good size bedrooms, en-suite/shower room, family bathroom and outside large lawned gardens and patios, a driveway to front with parking for several motor vehicles, a large detached garage/workshop and all within walking distance of Bodenham 's amenities. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of Berrington Cottage, The Moor, Bodenham are further described as follows:

The property is detached and has many character features and has a leaded double glazed entrance door to front opening into a porch with a door leading into a reception hall.

The reception hall has exposed timbers, a useful under stairs office space and a door opening into the dining room.

The dining room has exposed timbers, wooden flooring, window to rear and double opening French doors also to rear.

A door from the dining room opens into the lounge. The lounge has a feature fireplace, Clearview wood burning stove inset, window to front, exposed timbers and a door opening into the sunroom.

The sunroom has several windows, roof lights, wooden flooring and double opening French doors into the garden.

From the dining room a glazed panelled door opens into the kitchen/breakfast room. The luxury kitchen has units to include a one and half bowl, sink unit, working surfaces to either side and plenty of base units with cupboards and drawers. There is a built-in dishwasher, a built-in fridge in a tall housing unit, a wine cooler, an inset eclectic induction hob, double fan assisted oven with grill, warming drawer under and a microwave over. There are eye-level cupboards with under lighting, ceiling downlighters, exposed timbers, window to front and a window to side.

A door from the kitchen/breakfast room opens into the utility room having an inset sink unit, base units under, space and plumbing for a washing machine eye-level cupboards and a wall mounted Worcester boiler heating hot water and radiators and a door to

side and a window to rear. The utility room has a door opening into a ground floor cloakroom/W.C. The Cloakroom/W.C. has a W.C. and a wash hand basin.

From the reception hall a staircase rises and turns up to the first floor landing having ceiling downlighters and doors off to bedrooms.

Bedroom one has exposed timbers, window to front, a door into a walk-in wardrobe with hanging rail and shelving, 2 radiators and a door opening into an en-suite/shower room.

The en-suite/shower room has a shower cubicle, vanity wash hand basin, low flush W.C. and a window to rear.

Bedroom two is a double bedroom having a window to front.

Bedroom three has a window to rear, door to an airing cupboard and a door to side opening into a wardrobe.

Bedroom four has exposed timbers, a large built-in cupboard and a window to front.

Off the landing a door opens into the bathroom having a suite of a panelled bath, Mira electric shower over, vanity wash hand basin, enclosed low flush W.C. and an opaque window to rear.

#### OUTSIDE.

The property is approached to the front with a tarmacadam driveway with parking for several motor vehicle. There is easy access from the drive into a large garage/workshop.

#### GARAGE/WORKSHOP.

Having an electric up and over front door, concreted floor, power, lighting and a door opening into the garden to side.

At the rear of the garage is a log shed and a garden shed, also a greenhouse, gardens and a canopy porch over the door from the utility room

#### REAR GARDEN.

A gate open to the rear garden having a flagged patio area, low stone retaining walls, lawned gardens, floral and shrub borders, mature trees and a summer house with electric and heating.

#### SERVICES.

All mains services are connected.

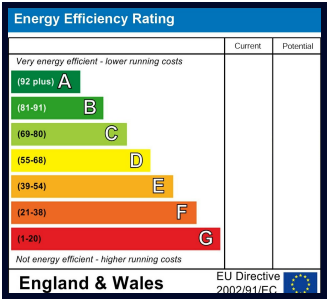


ROOMS AND SIZES

Reception Hall	
Dining Room	3.84m x 3.05m (12'7" x 10')
Lounge	5.23m x 3.81m (17'2" x 12'6")
Sunroom	3.51m x 3.15m (11'6" x 10'4")
Kitchen/Breakfast Room	4.72m x 3.73m (15'6" x 12'3")
Utility Room	2.74m x 1.83m (9' x 6')
Ground Floor Cloakroom/W.C.	
Bedroom One	3.56m x 3.40m (11'8" x 11'2")
En-Suite	
Bedroom Two	3.76m x 3.15m (12'4" x 10'4")
Bedroom Three	3.15m x 2.95m (10'4" x 9'8")
Bedroom Four	2.74m x 1.83m (9' x 6')
Bathroom	
Garage/Workshop	7.32m x 3.35m (24' x 11')
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - E  
Property Tenure - Freehold



Appliances  
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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