



THE OAKS CHECKLEY

HEREFORD HR1 4ND

£475,000
FREEHOLD

Individual detached property occupying an idyllic rural setting with 2 bedrooms, hardwood double glazing, a detached garage and a good sized garden (about 1/4 acre). Viewing highly recommended.



THE OAKS CHECKLEY

- Detached 2 bedroom country home
- Desirable rural location
- Spacious living accommodation
- Garage & offroad parking
- South facing garden with countryside views
- Must be viewed



Property Description

This unique single storey dwelling occupies a tranquil rural setting, amidst unspoilt open countryside in one of Herefordshire's most sought after locations (known as the Golden Triangle) between the cathedral city of Hereford (7 miles) and the market towns of Ledbury (8 miles) and Ross-on-Wye (9 miles - with the M50 motorway links junctions 2 & 3).

Checkley sits on the edge of an area of "National Landscapes" in close proximity to Haugh Woods and the rivers Wye and Lugg, the area is noted for its multitude of footpaths and lovely walks. Within the village there is a church/village hall and further amenities are available in the nearby villages of Mordiford where there is a primary school, public house and Fownhope which has a shop/post office, a doctor's surgery, sports playing field, butcher and an exclusive health and leisure club (Wye Leisure).

The original property was believed to be constructed in the 1920s/30s and was significantly renovated approximately 30 years ago and, in more recent years has been extended and further upgraded and has oil central heating, hardwood double glazing, refitted bathroom/cloakroom, refitted kitchen and a spacious rooms with a wealth of character and charm and there is a detached garage, lovely garden (about 0.25 acre) and views of the countryside.

Entrance Hall

Accessed through a hardwood door and having a tiled floor, access hatch to the roof space, electric fuse board, radiator, oil fired central heating boiler, cupboard housing the water treatment plant.

Inner Hall/utility Area

With plumbing for a washing machine, tiled floor and radiator.

Bathroom

Fitted with a white suite comprising bath, wash hand basin, WC, a double width shower cubicle with overhead and hand held fitments, tiled floor, ladder style radiator, extractor fan, downlighters and a window to the rear.

Kitchen

Refitted with sleek handleless contemporary base units with beech work tops and splash backs, sink, space and plumbing for a dishwasher, tiled floor, feature ceiling timbers, windows to the side and rear.

Agent's Note

There is an electric Everhot stove which is available for purchase by separate negotiation.

A step leads from the kitchen into the

Dining Room

With a high ceiling, exposed floorboards, part wood panelled walls, radiator, double doors out to the side and an archway through to the

Lounge

A lovely room with dual aspect windows and double doors to the front garden, exposed floorboards, 2 radiators, down lighters and a panelled glazed door into the

Main Inner Hall

Which has a "sun pipe", access hatch to the main roof space and a cloaks cupboard.

Bedroom 1

Formerly 2 bedrooms it has exposed floorboards, 2 radiators, 2 windows the side and a bay window to the front.

Bedroom 2

With exposed floorboards, radiator and a window to the side.

Outside

The property is approached through a wooden 5 bar gate which leads on to a gravelled driveway and parking area.

The property stands in a good sized south facing garden (approx 0.25 acres) which is well stocked to the front with a variety of ornamental shrubs. To the front and side there is a flagstone paved patio area. To the rear is a former vegetable garden, garden shed and a greenhouse. The gardens are all enclosed by post and rail stock proof fencing.

Detached Garage

With up and over door, light and power.

There is an outside tap, oil storage tank.

Property Services

Mains electricity. Private water supply, private drainage, oil fired central heating

Outgoings

Council tax band 'E' - £2,977 for 2025/2026

Directions

From Hereford proceed initially towards Ledbury on the A438, then turn right on to the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford crossing over the river bridge and then turn left (before The Moon Inn) towards Dormington, after 1 mile turn left as signposted towards Checkley, follow the road to the next junction and turn sharp

right up the hill. Continue for 1.75 miles over the common and pass under an avenue of trees and turn right down the hill and after a 1/4 of a mile turn right again following the lane to the right and the property will be located in front of you.

What3Words

///incomes.almost.vowed

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

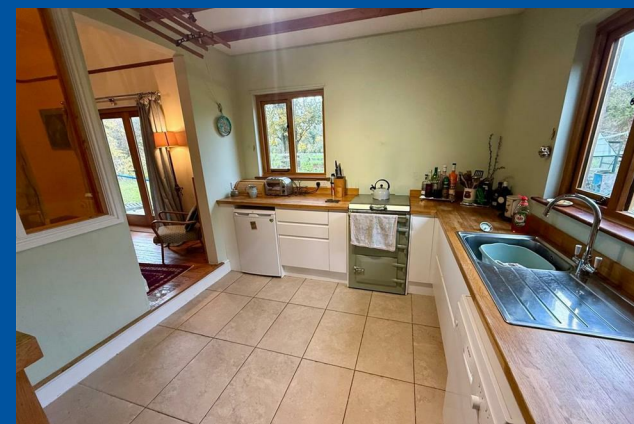
Monday - Friday 9.00 am - 5.30 pm

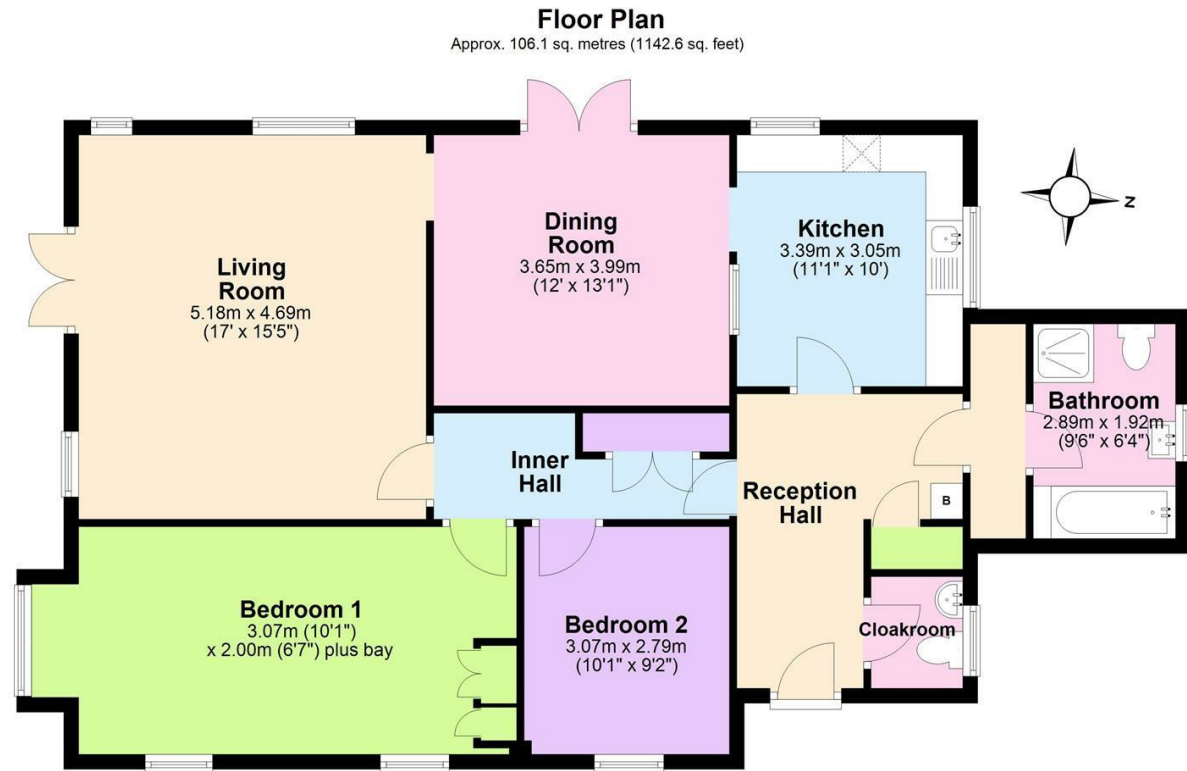
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

THE OAKS CHECKLEY





Total area: approx. 106.1 sq. metres (1142.6 sq. feet)

The Oaks, Checkley, Hereford

EPC Rating: D Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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