



## THE ORCHARD TILLINGTON

HEREFORD HR4 8LW

£475,000  
FREEHOLD

Peacefully situated in this highly sought-after village location, an impressive 2/3 bedroom detached bungalow offering ideal family/retirement accommodation with lovely gardens adjoining Tillington Common which extend to approximately 0.34 acres.



# THE ORCHARD TILLINGTON

- Highly sought after village location
- Impressive 2/3 bedroom detached bungalow
- Solar panels
- Extensive landscaped gardens
- Lovely views
- Garage and parking



This exceptional detached bungalow is pleasantly located, adjoining and overlooking Tillington Common with lovely views and is within the highly favoured village of Tillington which lies just 5 miles west of the Cathedral City of Hereford.

Tillington has a shop, cricket club and public house plus nearby Burghill offers a primary school, village hall and golf course (further golf course at nearby Wormsley). Immediately outside the property is a bus stop.

The original bungalow was constructed in the 1930s and has been extended. It is in excellent order, having gas central heating and double glazing, solar panels and accommodation which would be ideal for either retirement or family purposes.

The property has excellent off-road parking, garage, numerous outbuildings and delightful gardens.

The whole is more particularly described as follows.

Steps leading to a Canopy Porch and partially glazed panelled entrance door with glazed side panels leading through to

## Spacious Reception Hall

Access hatch to loft space with useful pull down ladder and door to

## Sitting Room/Bedroom

Double glazed bay window to front, radiator, feature fire surround with hearth, display mantel and built in gas coal effect fire.

## Living Room

Double glazed window to the side, radiator, recessed fireplace housing wood-burning stove with brick surround and quarry tiled hearth and glazed panelled door to

## Kitchen/Dining Room

With range of beech style base and wall mounted units, single drainer sink unit with mixer tap over, ample work surfaces with tiled splashbacks, coved ceiling, 2 double radiators, space for dining table, vinyl flooring, double glazed double patio doors to the side sun deck and garden, further double glazed window enjoying pleasant outlook with the 'Crocodile Wood' in the distance, TV aerial point, space for cooker and glazed panelled door to

## Utility Room

With single drainer sink unit, with cupboard under, large store cupboard housing gas central heating boiler and hot water cylinder, space for upright fridge/freezer, space and plumbing for washing machine, extractor, electric fuse board, double glazed window to side, vinyl flooring, radiator, stable door to outside, access hatch to useful loft storage space, large walk-in store/airing cupboard with shelving, electric light and radiator.

## Shower Room

With suite comprising low flush WC, pedestal wash hand basin with tiled splashback, glazed shower cubicle with electric fitment and folding door, tiled floor, ladder style towel rail/radiator, shaver socket, extractor fan, double glazed window and jack and jill style access to Bedroom 2.

## Bedroom 1

Radiator, double glazed bay window with vertical blinds enjoying a fine outlook across the garden and fields beyond.

## Bedroom 2

Radiator, double glazed window to the side enjoying a pleasant outlook across the garden and connecting door to the Shower Room.

## Bathroom

With suite comprising panelled bath with hand grips, partially tiled wall surround, low flush WC, pedestal wash hand basin

with mirror fronted medicine cabinet over, storage recess with shelf, radiator, vinyl flooring, extractor and sun pipe.

### Outside

The property is approached via both double vehicle gates and a single pedestrian gate onto an extensive brick paved driveway providing excellent parking.

DETACHED GARAGE with up-and-over door, power and light points, solar panel inverter, ample storage space and glazed window to side.

To the rear of the Garage is a Covered Storage Area and Workshop with adjoining Store Shed with light and power.

The Orchard stands in delightful gardens, the whole extending to approximately 0.34 of an acre. The gardens are lawned but well stocked with a variety of ornamental shrubs and trees.

Immediately to the western side of the property is a raised flagstone patio and vegetable/soft fruit garden.

To the front of the property is a raised paved terrace and Mower Shed with a gate to Tillington Common, which is excellent for dog walking or just enjoying the open countryside.

### Property Services

Mains water, electricity, private drainage (with newly fitted septic tank) and gas is connected. Gas-fired central heating.

### Outgoings

Water rates are payable/metered supply.

### Directions

What3Words [///rise.blues.campfires](https://www.what3words.com/rise.blues.campfires)

From Hereford city centre proceed initially on the A438 towards Brecon (Whitecross Road) and at the Whitecross

roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue past the Three Elms public house and at the next set of traffic lights turn left and take the next turning on the right signposted to Burghill and Tillington. Proceed through the villages of Burghill and Tillington, past the Common and just before leaving the village, the property is located on the left hand by the bus stop.

### 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.

### Tenure & Possession

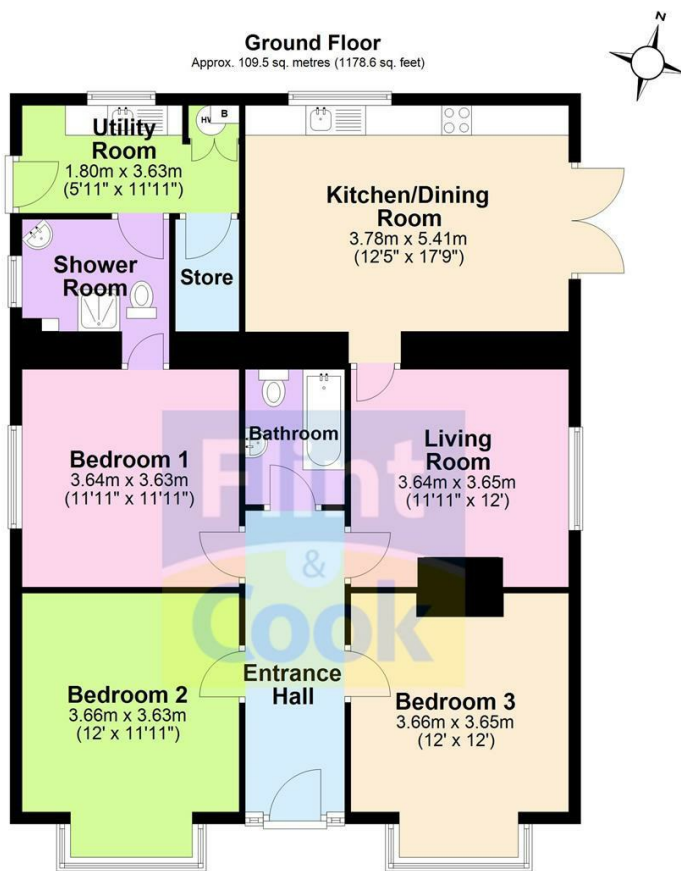
Freehold - vacant possession on completion.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Total area: approx. 109.5 sq. metres (1178.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C Herefordshire Council Council Tax Band: E**

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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