

Andrew Grant
PRESTIGE & COUNTRY



4 Cherry Tree Court
Bartestree, HR1 4FG

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4 Bedrooms 4 Bathrooms 2 Reception Rooms

“Exceptional family living in an exclusive village setting...”

Scott Richardson Brown CEO

- Four double bedrooms, each with its own private ensuite ensuring comfort for every family member and guest.
- Seamlessly flowing kitchen, dining and living spaces filled with natural light, perfect for hosting, relaxing and making memories.
- Bi-fold doors open to a covered Loggia, blending home and garden for effortless year-round entertaining.
- Modern underfloor heating, high-spec insulation and efficient appliances to keep bills down.
- Utility room, integral garage, ample storage solutions, designed to keep family life organised and stress-free.
- Bask in the serenity of your own fenced garden, with open countryside and distant Malvern Hills as your backdrop.
- A private drive provides parking for several cars, a caravan or motorhome.

2591 sq ft (240.7 sq m)





Entrance hall

From the moment you step through the door, you're welcomed by light, space and exceptional attention to detail. The impressive oak and glass staircase, the seamless flow of grey porcelain tiles and the gentle warmth of underfloor heating set the tone for a home crafted with care and sophistication.





The sitting room

This spacious sitting room is flooded with natural light thanks to large French doors that open directly to the garden. The room offers generous proportions ideal for both entertaining and everyday family life. With an excellent connection to the outdoor space and a serene outlook, it provides the perfect setting for relaxation.





The kitchen

The heart of this home is its magnificent open-plan kitchen, dining and living space. With premium Neff appliances, a BORA hob, Quooker boiling water tap, wine humidifier, a central island, glossy white cabinetry and bi-fold doors leading to a covered Loggia. This high end German kitchen is a spacious area for family and guests to gather.





The utility & cloakroom

Conveniently accessed from the kitchen, the utility room provides a practical space for household tasks with a work surface incorporating a sink and plumbing for laundry appliances. A side door leads to the exterior for easy access to the garden. From this room, the garage can be accessed as well as a cloakroom with a WC and basin adds further convenience, making this a well-planned and functional addition to the home.



The primary bedroom

The primary bedroom is well-proportioned with a pitched ceiling with two Velux windows and one casement window allowing in plenty of natural light. The space easily accommodates a super king sized bed and offers room for additional furniture. The setting is both quiet and private, creating a restful retreat within the home.





The primary bedroom en suite

The en suite to the primary bedroom offers a luxurious space with a contemporary suite, featuring a panelled bath with overhead shower and glazed screen. Stylish wall tiling and a large skylight create a bright, airy feel. A floating vanity unit with integrated basin, matching tall floating bathroom cupboard and illuminated mirror enhances the sense of space, while a heated towel rail ensures comfort. This thoughtfully designed en suite delivers both style and practicality.





Bedroom two

A further super king sized bedroom, benefitting from a large window offering a pleasant outlook and allowing ample daylight. The space is versatile and would make an excellent guest room or additional family bedroom, fitted with high end German wardrobes and storage.





Bedroom two en suite

The en suite to bedroom two is accessed via a private dressing room, offering a secluded and convenient arrangement. It features a generous walk-in shower with stylish wall tiling and a large skylight flooding the space with natural light. A modern vanity unit with integrated basin provides practical storage, complemented by a heated towel rail for added comfort. This thoughtfully designed en suite creates a calm and functional space adjoining the bedroom.





Bedroom three

Currently set up as a home office, bedroom three features a skylight and neutral finishes. Its generous size makes it ideal as a spacious king sized bedroom, offering flexibility for growing families or those needing a dedicated workspace.



Bedroom three en suite

The en suite to bedroom three is well-designed with a generous walk-in shower and a large stone tiled surround. A sleek vanity unit with integrated basin and useful storage complements the clean and modern finish. A skylight floods the space with natural light, while a chrome heated towel rail adds both comfort and practicality, creating a bright and efficient shower room.





Bedroom four

Situated on the ground floor, bedroom four provides excellent flexibility. Perfect for guests, a home office or a playroom, it benefits from convenient access to the rest of the living space. This room offers a practical solution for multi-generational living or those working from home.





Bedroom four en suite

The en suite serving bedroom four is smartly appointed with a large walk-in shower featuring a glass enclosure and contemporary fittings. A sleek vanity unit with integrated basin provides useful storage while a chrome heated towel rail adds practicality. The room is finished with modern flooring and wall tiling, offering a stylish and functional space for guests or multi-generational living.



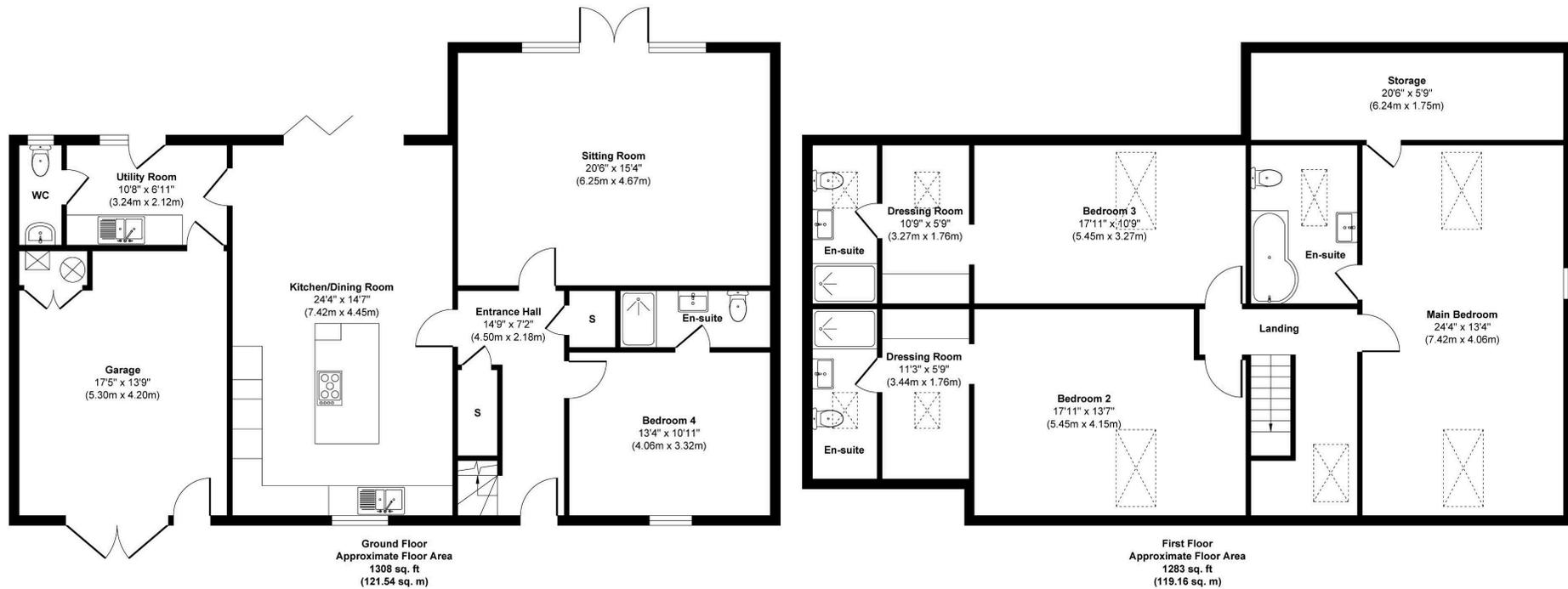


The garden

The rear garden is beautifully landscaped and predominantly laid to lawn, bordered by mature hedging for privacy. Raised beds add structure and provide space for planting, while a feature statue creates a charming focal point. A generous paved terrace runs the width of the house, offering an ideal spot for outdoor dining and entertaining. Enclosed by fencing and hedgerows, the garden is a private and tranquil retreat, perfect for families and garden enthusiasts alike.



Bartestree, Herefordshire



Approx. Gross Internal Floor Area 2591 sq. ft / 240.70 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Location

Bartestree is a picturesque village located approximately 3 miles east of Hereford, nestled within the scenic landscapes of Herefordshire. The village is characterized by its charming blend of traditional architecture and rural charm, offering a peaceful retreat while maintaining close proximity to urban amenities.

The village is surrounded by rolling countryside, providing residents and visitors with ample opportunities for outdoor activities such as walking, cycling, and nature exploration. Nearby, the historic city of Hereford offers a range of cultural attractions, shopping venues, and dining options, ensuring that residents have access to both tranquil rural life and urban conveniences.

Bartestree benefits from a well-connected transport network. The village is served by local bus services that provide regular connections to Hereford and surrounding areas, facilitating easy access to the city's amenities and services. For rail travel, Hereford railway station is nearby, offering direct services to major cities, enhancing the village's accessibility for commuters and travelers.

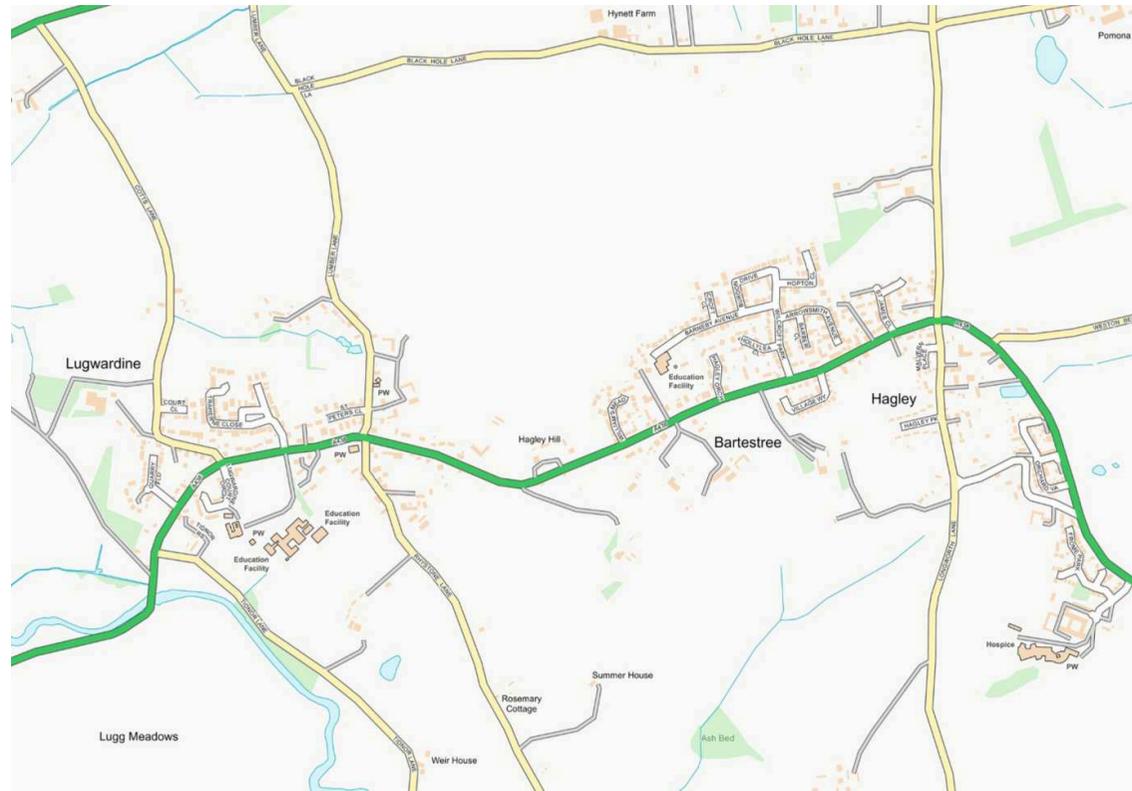
Within Bartestree, residents have access to essential amenities, including a well-stocked village shop and a welcoming pub, The Crown Inn, known for its traditional fare and community atmosphere. The village also boasts a primary school, a village hall, and recreational facilities such as playing fields and a children's play area, supporting a vibrant community life. Additionally, the nearby Hereford Leisure Centre offers a range of sports and fitness facilities for those seeking active pursuits.

Services

This property benefits from gas central heating, all mains services and access to Superfast fibre. The property also has cat 5 cabling throughout, ready for smart home technology

Council Tax

This property is council tax **band F**





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