



21 WALKERS GREEN MARDEN, HEREFORD HR1 3DU

Asking Price £395,000
FREEHOLD

An impressive and beautifully presented three-bedroom detached character cottage, situated in the popular village of Marden, just a short drive north of Hereford City. This charming property offers spacious and versatile accommodation throughout, with a wealth of character features including exposed oak beams, traditional timber framing, exposed stonework and a magnificent inglenook-style fireplace. The accommodation includes three reception rooms, a cottage-style kitchen, a ground-floor bedroom with dressing area and ensuite wet room, two further double bedrooms and a family bathroom. Outside, the property benefits from a generous, enclosed rear garden, a delightful covered seating area, ample driveway parking and a detached garage. Offered for sale with no onward chain, viewing is highly recommended.



21 WALKERS GREEN

- Popular village location • Impressive Detached character cottage • Three bedrooms, one en-suite • Ideal family home • Driveway, garage & garden • No onward chain



Ground Floor

With stable entrance door leading into the

Kitchen

A charming cottage-style kitchen, beautifully complemented by exposed oak beams, traditional timber framing and a vaulted ceiling with Velux rooflight. Fitted with a range of cream wall and base units, wood-effect work surfaces, tiled splashbacks, a ceramic sink, electric hob with extractor hood over, built-in oven and space for a dishwasher. Further features include terracotta-style tiled flooring, timber-framed windows, a heated towel rail and a traditional wooden stable-style door providing access outside.

Inner Hallway

With attractive wood-effect flooring, exposed timber framing, wooden skirting boards, wall-mounted spotlight and access to the ground-floor bedroom suite and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a white suite comprising a low-flush WC and pedestal wash hand basin with tiled splashback. Further features include terracotta-style tiled flooring, part-tiled walls, recessed ceiling spotlighting and a timber-framed double-glazed window with obscure glass.

Dining Room

A beautifully presented and spacious dining room, full of character and charm, featuring an abundance of exposed oak beams and traditional timber framing to the walls and ceiling. With attractive oak flooring, a timber-framed double-glazed window providing natural light, radiator, ceiling spotlighting and an impressive oak staircase leading to the first floor. The room offers ample space for a large dining table and chairs, with access from the lounge and a further opening leading through to the inner hallway.

Living Room

An impressive and spacious living room, beautifully showcasing the property's wealth of character and original features, with exposed oak beams and traditional timber framing throughout. A particular focal point is the magnificent inglenook-style fireplace with exposed stonework, brick detailing, substantial oak mantel and raised stone hearth. Further features include fitted carpet, wall lighting, exposed stonework at low level and a timber-framed double-glazed window overlooking the rear garden, together with a door providing direct access outside. Openings lead through to the dining room and adjoining study.

Study

A charming and versatile room, ideal for use as a home office, snug or additional reception room, featuring attractive exposed stone walls, oak ceiling beams and wooden flooring. With recessed ceiling spotlighting, dual-aspect timber-framed double-glazed windows providing excellent natural light and a door leading outside. Accessed directly from the living room, this delightful space offers flexibility for a variety of uses whilst retaining the property's traditional character.

Bedroom Three with Dressing Area & En-suite

Ground Floor Bedroom

A charming and spacious double bedroom, full of character with an abundance of exposed oak beams and traditional timber framing to the walls and ceiling, complemented by exposed brickwork at low level. With fitted carpet, recessed ceiling spotlights, a timber-framed double-glazed window, radiator and access to the adjoining dressing area.

Dressing Area

A useful dressing area with fitted carpet, radiator, built-in storage cupboards and access to the en-suite wet room.

En-Suite Wet Room

Fitted with a white suite comprising a walk-in wet room shower area with tiled walls and flooring, low-flush WC and wash hand basin with vanity storage cupboard beneath. Further features include recessed ceiling spotlighting, an exposed timber beam and a double-glazed window providing natural light.

First Floor Landing

An attractive and spacious landing area, full of character with exposed oak beams and traditional timber framing extending into the roofline. With fitted carpet, a timber-framed double-glazed window providing plenty of natural light, radiator, ceiling spotlights and an impressive oak staircase with matching balustrade rising from the dining room. Doors lead to the first-floor accommodation.

Bedroom One

A spacious and beautifully presented double bedroom, enjoying an abundance of natural light from dual-aspect timber-framed double-glazed windows. Featuring impressive exposed oak beams extending across the ceiling and into the eaves, adding to the property's character and charm. With fitted carpet, radiator, ceiling light point and attractive wooden skirting boards.

Bedroom Two

A further spacious double bedroom, full of character with an abundance of exposed oak beams and traditional timber framing to the walls and ceiling, complemented by attractive sloping ceilings. With fitted carpet, radiator, ceiling light point, timber-framed double-glazed window enjoying a pleasant outlook over the rear garden.

Bathroom

A well-appointed family bathroom, retaining the property's character with an abundance of exposed oak beams and traditional timber framing. Fitted with a white three-piece suite comprising a panelled bath with mains-style shower attachment over and glazed shower screen, low-flush WC and wash hand basin set within an attractive wooden vanity unit with storage cupboards beneath. Further features include tiled flooring, part-tiled walls, chrome heated towel rail, wall-mounted mirror and a large timber-framed double-glazed window providing excellent natural light.

Outside

Horseshoe Cottage occupies an attractive position within the village of Marden, with a charming timber-framed and rendered exterior, slate-style tiled roof and traditional timber-framed double-glazed windows. The property is approached from the roadside via a pedestrian gate, with a picket fence extending along the front boundary and a covered entrance porch.

To the side of the property, a gravelled driveway provides off-road parking and leads to a detached single garage, fitted with traditional timber double doors.

Rear Garden

A particular feature of the property is the excellent-sized rear garden, which is predominantly laid to lawn and enclosed by mature hedging, providing a good degree of privacy. The generous lawn offers ample space for outdoor recreation and entertaining, whilst established shrubs and planted borders add to the attractive surroundings.

Immediately to the rear of the cottage is a delightful covered timber-framed seating area with a pitched tiled roof and brick base, providing a sheltered space to sit and enjoy the garden.

A detached garage with light, power, plumbing and space for a washing machine, personal door to the rear and opening doors to the front finished in keeping with the main property, provides useful additional storage or workshop potential, subject to its existing use and any necessary consents.

The garden is a particularly attractive feature, offering a wonderful outdoor space that complements the cottage's traditional character.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

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.

Tenure & Possession

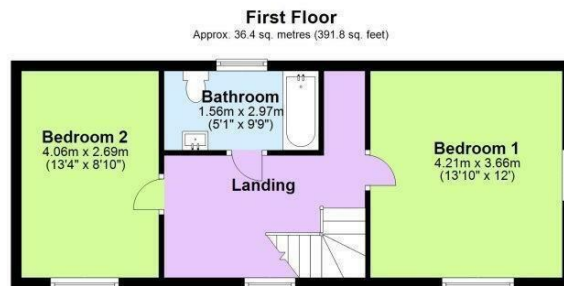
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

21 WALKERS GREEN





Total area: approx. 126.8 sq. metres (1365.1 sq. feet)



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

EPC Rating: C Hereford 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

