

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Stretton Grange, Stretton Grandison, Ledbury, HR8

£995 pcm

A light and spacious Georgian first floor apartment situated in the sought after village of Stretton Grandison with fantastic views over open countryside. Benefiting from two double bedrooms, Two bathrooms, kitchen breakfast room, separate sitting room, Study area and spacious hallway with generous parking facilities and communal garden.

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**



Regulated by

**RICS**<sup>®</sup>

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX  
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



**Deposit:** £1,148.07

**Furnishing:** Unfurnished

**Description**

A light and spacious Georgian first floor apartment situated in a rural location enjoying views across open countryside. The accommodation includes a versatile study area leading through to an inner hallway which provides access to all principal rooms. The property offers a well-proportioned sitting room with sash windows to the front aspect and an electric fire with marble surround, alongside a shaker style kitchen breakfast room fitted with marble worktops, a range cooker and space for dining. Exposed beams feature in several rooms, adding character throughout.

There are two double bedrooms, the principal bedroom benefiting from countryside views and an neatly appointed en-suite shower room. Bedroom two includes built-in wardrobes and is served by a family bathroom fitted with a roll-top bath, vanity unit and WC. The property also benefits from a spacious hallway area, creating a feeling of grandeur and has, in the past, been used as a formal dining space.

Outside, the property enjoys access to a communal garden laid to lawn with a range of mature shrubs and trees. There is also a large communal car park to the front of the building providing ample parking, with a neatly appointed shared entrance and staircase leading to the first floor apartment.







## Location

Situated in rural Herefordshire, Stretton Grange enjoys a very convenient location set within a prominent position in the popular village of Stretton Grandison, approximately 10 miles east of the cathedral city of Hereford and 9 miles northwest of the market town of Ledbury, which offers a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street and London Paddington. It is also accessible for Worcester, Gloucester and Cheltenham. The M50 motorway south of Ledbury and the M5 at Worcester provide excellent national communications.

## Services

We have been advised that mains water and electricity services are connected to the property. Drainage is to a shared private system. Heating is via a shared LPG tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: [01531 634648](tel:01531634648) ) or Colwall Office ([01684 540300](tel:01684540300) )

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (76).