



The Beeches Clehonger, Hereford, HR2 9SH



## The Beeches Clehonger Hereford HR2 9SH

### Summary of Features

- Detached property
- Three Bedrooms
- Two Reception Rooms
- Large gardens, ample parking and double Garage
- Edge of City location
- No onward chain

**Price Guide £530,000**

Positioned just outside Hereford, this detached home offers an excellent opportunity for those seeking a spacious family residence. Extending to approximately 2,792 sq ft, it features two inviting reception rooms, ideal for both everyday living and entertaining. The property includes three well-proportioned bedrooms and a bathroom, providing comfortable accommodation for family life. Located on the edge of the city, it enjoys a peaceful setting while remaining within easy reach of Hereford's amenities. Set within generous front and rear gardens, there is ample outdoor space for relaxation, play, or gardening. While the house would benefit from modernisation, it offers great potential to update and personalise, with a flexible layout to suit a range of needs. Further benefits include double garage and parking for up to six vehicles, an uncommon feature in such a desirable location.

#### Location

Ideally located less than a mile from edge of Hereford City, this property offers an excellent blend of convenience and rural charm. Well-connected by road to both Hereford City and the nearby village of Clehonger, a wide range of everyday amenities are easily accessible. Hereford's vibrant City centre lies just two miles away, providing an extensive selection of shops, bars, restaurants, and essential services.

#### Accommodation

##### Porch

The porch provides a welcoming and practical entrance, with space for storing logs, coats, and shoes. A door leads directly into the entrance hall, ensuring a smooth transition into the home.

##### Entrance Hall

The entrance hall serves as the heart of the home, it provides access to all principal rooms, while stairs rise to the first floor and access into the double garage.

##### Living Room

The living room is a welcoming and well-proportioned space, featuring two attractive front-facing windows that allow for plenty of natural light while offering pleasant outlooks over the front aspect. A central log-burning stove provides a charming focal point, creating a cosy atmosphere ideal for relaxing evenings. The room comfortably accommodates large furniture, making it perfect for both family living and entertaining, and flows seamlessly through to the adjoining dining room, enhancing the sense of space and practicality.

##### Dining room

The dining room is a bright and versatile space, enhanced by a side-aspect window that brings in natural light. Sliding doors open directly into the conservatory, creating an easy flow for both everyday living and entertaining, while also allowing the space to extend seamlessly during warmer months. The room also provides convenient access to the adjoining kitchen, making it both practical and well-suited to family life and hosting.

##### Kitchen/Breakfast Room

The kitchen/breakfast room is a well-proportioned and practical space, fitted with a range of matching wall and base units providing ample storage. A sink and drainer unit is positioned beneath a rear-aspect window, offering pleasant views over the garden. There is space for an electric oven and additional white goods, while a useful pantry cupboard to one side adds further storage. The room comfortably accommodates a breakfast table and chairs, making it ideal for informal dining and everyday family use. It also benefits from direct access to the conservatory and rear garden, enhancing the flow of the home and providing easy access to outdoor space.

##### Conservatory

The conservatory spans almost the full width of the rear of the property, creating a bright and versatile living space. Surrounded by windows, it enjoys an abundance of natural light and offers lovely views over the rear garden, making it an ideal spot for relaxing or entertaining.

##### WC

Fitted with wash hand basin and low level WC.

#### First Floor

##### Bedroom one

Bedroom one is a spacious double room, enjoying a pleasant rear aspect with a window overlooking the garden, the playing fields beyond, and towards Belmont Abbey. A sliding door opens directly onto a private balcony, providing a lovely spot to take in the outlook and fresh air. The room also benefits from two built-in wardrobes.

##### Bedroom two

Bedroom two is a generous double room, benefiting from dual aspect front-facing windows that allow for plenty of natural light and create a bright, airy feel. The room is further enhanced by built-in wardrobes positioned to either side, providing excellent storage.



### Bedroom three

Bedroom three is another well-proportioned double room, featuring a rear-aspect window that enjoys attractive views across the garden, the playing fields beyond, and towards Belmont Abbey. The room also benefits from two built-in storage cupboards, providing practical storage solutions while maintaining a comfortable and functional living space.

### Bathroom and separate WC

The bathroom is well-appointed and functional, fitted with a bath and shower over, wash hand basin, bidet, and a low-level WC. Two built-in storage cupboards provide useful space for toiletries and linens, helping to keep the room neatly organised. In addition, there is a separate WC, comprising a low-level WC and a wash hand basin set within a vanity unit with under-counter storage.

### Outside

Externally, the property is set on a generous plot, approached via a large driveway that provides ample off-road parking and leads to a double garage. The front garden is enclosed by a combination of fencing and mature hedging, offering a good degree of privacy. It is predominantly laid to lawn, complemented by a variety of established trees, shrubs, and bushes, along with an attractive feature pond. To the rear, the garden continues to impress with a spacious patio area, ideal for outdoor dining and entertaining. Beyond this, the garden is mainly laid to lawn and features a large greenhouse as a focal point. An additional outbuilding offers versatile potential for a range of uses, such as storage, a workshop, or hobby space. The boundaries are well-defined with a mix of fencing and hedging, enhanced by a selection of mature planting that adds both privacy and character.

### Services

We understand water and electric are connected to the property.  
Private drainage.  
Oil fired central heating.

### Council Tax Band

Herefordshire Council Tax band - F

### Directions

Proceed south out of Hereford on the Belmont Road (A465 Abergavenny Road) after passing Belmont Abbey. Take the next turning right to Clehonger and The Beeches is the fourth property on your right hand side.

### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the





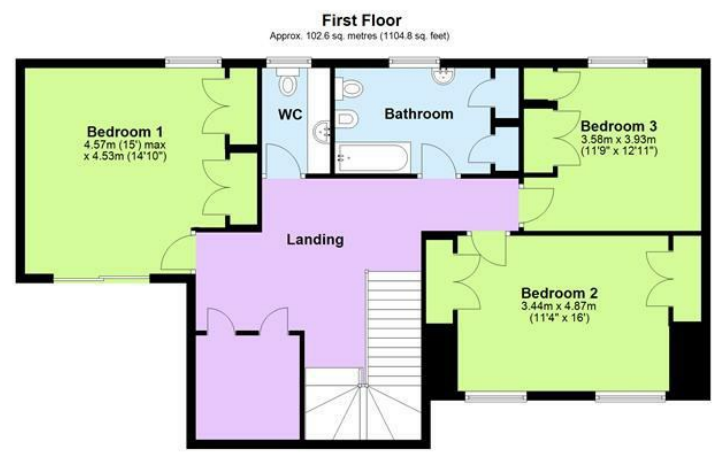
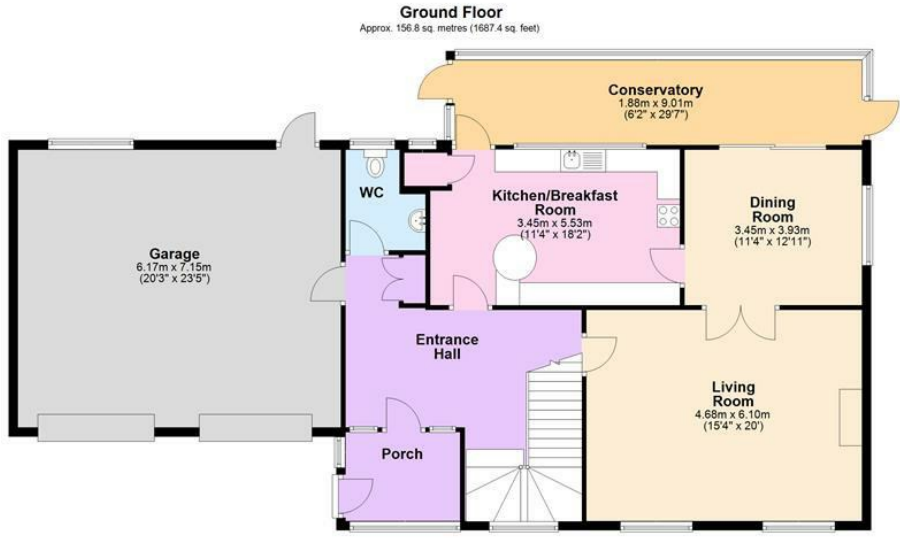


necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

**Sunderlands**

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Total area: approx. 259.4 sq. metres (2792.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.