



**DIRECTIONS**

From our office continue on The Homend, continue onto the Hereford Road and the property can be found on the right hand side as indicated by the For Sale board.



**GENERAL INFORMATION**

**Tenure**  
Freehold.

**Services**  
All mains services are connected.

**Outgoings**  
Council Tax: Band E

**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MONDAY - FRIDAY 9.00 am - 5.30 pm  
SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		76	85

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Silverthorne Hereford Road  
Ledbury HR8 2PR

**£415,000**



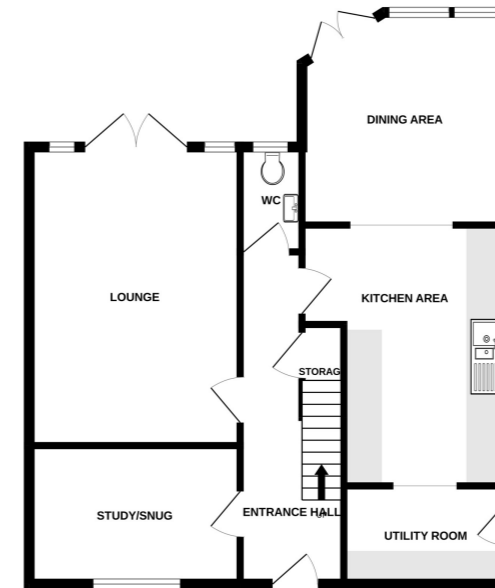
- Set within walking distance of the railway station and town centre.
- A modern detached house.
- Two Reception Rooms.
- Large Kitchen/Dining Room.
- Four Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

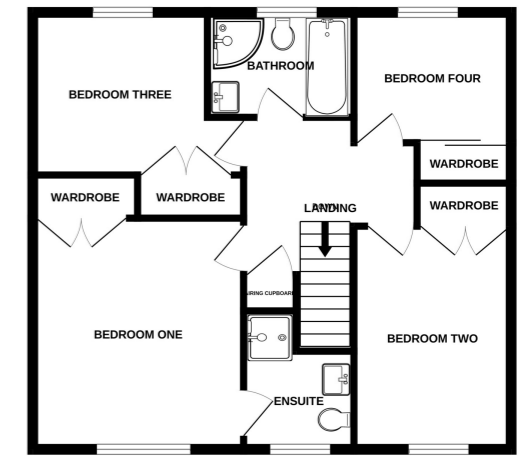
Ledbury 01531 631177



GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.  
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## Silverthorne

### Situation & Description

Silverthorne is situated within walking distance of the railway station and town centre. The property offers spacious accommodation throughout to include two reception rooms, large kitchen/dining room, four bedrooms, two bathrooms, private enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, door to Understairs Storage Cupboard, doors to:

#### Cloakroom

with window to rear, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Study/Snug

11' 7" x 7' 7" (3.53m x 2.31m) with window to front, radiator, power points.

#### Lounge

11' 7" x 16' 4" (3.53m x 4.98m) with window and double doors to rear opening onto the garden, radiator, power points, T.V point,

feature fireplace.

#### Kitchen Area

9' 0" x 14' 5" (2.74m x 4.39m) with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel 1 1/2 bowl sink with drainer, eye level wall cupboards, space for large range cooker with stainless steel extractor hood over (present may remain), space for dishwasher (present may remain), wall mounted Worcester central heating boiler, tiled splashbacks, power points, radiator. Opening to:

#### Dining Area

11' 5" x 11' 7" (3.48m x 3.53m) with large full height window to rear and double doors on an angle opening onto the garden, radiator, power points.

#### Utility Room

9' 0" x 5' 4" (2.74m x 1.63m) with window to front and door to side, laminate worktops with cupboards under, space for washing machine, tumble dryer and fridge/freezer, tiled splashbacks.

### First Floor

#### Landing

with hatch to roof space, door to Airing

Cupboard with shelving and radiator. Doors to:

#### Bedroom One

11' 11" x 12' 8" (3.63m x 3.86m) with window to front, radiator, power points, double doors to built-in wardrobes. Door to:

#### En-Suite

with window to front, low flush w.c., pedestal wash basin, shower cubicle, tiled splashbacks, radiator, extractor fan.

#### Bedroom Two

9' 0" x 12' 3" (2.74m x 3.73m) with window to front, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Three

9' 6" x 9' 1" (2.90m x 2.77m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Four

9' 0" x 7' 1" (2.74m x 2.16m) with window to rear, radiator, power points, sliding doors to built-in wardrobe.

#### Bathroom

with window to rear, panelled bath, corner shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

## Outside

### Approach

The property is approached from the Hereford Road via a block paved driveway with parking for several cars, adjacent gravelled area with inset shrub and floral beds.

### Garden

The garden can be accessed via a wooden side gate and comprises a large block paved area, adjacent lawn with step up to a raised deck, well stocked shrub and floral borders edge the garden and it is bound on all sides by fencing offering security for both pets and children.

### Garage

with up and over door, window to side, water connected.



## At a glance...

- Study/Snug  
11'7 x 7'7 (3.53m x 2.31m)
- Lounge  
11'7 x 16'4 (3.53m x 4.98m)
- Kitchen Area  
9' x 14'5 (2.74m x 4.39m)
- Dining Area  
11'5 x 11'7 (3.48m x 3.53m)
- Bedroom One  
11'11 x 12'8 (3.63m x 3.86m)
- Bedroom Two  
9' x 12'3 (2.74m x 3.73m)
- Bedroom Three  
9'6 x 9'1 (2.90m x 2.77m)
- Bedroom Four  
9' x 7'1 (2.74m x 2.16m)

## And there's more...

- Detached Modern House.
- Large Kitchen/Dining Room.
- Two Reception Room.
- Four Bedrooms.
- Two Bathrooms.
- Private Garden.
- Garage.
- Off Road Parking.

## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.