

FOR  
SALE



6 Stoney Orchard Woolhope, Herefordshire HR1 4QR

£665,000 - Freehold

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## PROPERTY SUMMARY

OPEN DAY 30TH NOVEMBER 10am-1pm - A substantial detached bungalow on a small development of just 6 properties, located in the highly sought-after village of Woolhope, which lies between the Cathedral City of Hereford (8 miles) and the Market Towns of Ross-on-Wye (9 miles) and Ledbury (8 miles) both with the M50 motorway links - north, junctions 3 and 2 respectively.

Within Woolhope there are 2 public houses, a church, sports playing field with tennis club, village hall.

Stoney Orchard is a small development by a local developer, and plot 6 is constructed to a very high standard with high levels of insulation and energy efficiency with solar panels (EPC Band A), double-glazing, air-source underfloor heating and well designed accommodation. The property is fully floored throughout with tiling to the kitchen, utility room and en-suites, engineered oak flooring to the lounge, hall and bedrooms. There is a good size garden with superb southerly views.

We highly recommend an inspection of this property.

## POINTS OF INTEREST

- *Newly constructed detached bungalow*
- *Exclusive village development*
- *High quality fittings*
- *3 bedrooms (1 en-suite)*
- *Lovely views across countryside*
- *Large corner plot*
- *Solar panels, air source heating*
- *OPEN DAY 10AM-1PM NOVEMBER 30TH*
- *Highly energy efficient (Band A)*
- *Viewing essential*



## ROOM DESCRIPTIONS

### Canopy entrance porch

Door to

### Entrance hall

### Kitchen/dining room

Fitted with a range of contemporary-style high-gloss base and wall units with granite worksurfaces, sink unit, island station with granite worksurface, integrated appliances including dishwasher, fridge-freezer, electric double oven with 4-ring hob and extractor hood, tiled floor, windows to front and side, double doors to the

### Lounge

Engineered oak flooring, window to rear, bi-fold doors to side with lovely south-facing views.

### Inner hall

### Utility room

Tiled floor.

### Bedroom 1

Oak flooring, En-suite wet room, window to rear.

### Bedroom 2

Built-in wardrobe, oak flooring, window to rear.

### Bedroom 3

Built-in wardrobe, oak flooring, window to front.

### Bathroom

### Outside

The property stands in a good-size turfed rear garden and has fantastic views. There is a paved patio and pathway, outside lights, water tap and power socket.

There is ample parking.

### Services

Mains electricity, drainage and water are connected. Solar panels. Air source heating.

### Outgoings

Council tax band to be assessed.

Water and drainage - metered supply.

### Directions

From Hereford proceed towards Ledbury on the A438 and, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and then turn left by the Moon Inn, signposted Haugh Wood and Woolhope. Continue into the village and at the T-junction turn left, pass the Crown Inn on your left and then take the 1st turning right and the entrance to Stoney Orchard is located on the right-hand side after approximately 200 yards, and the property is located at the end of the cul-de-sac.

### Agents notes

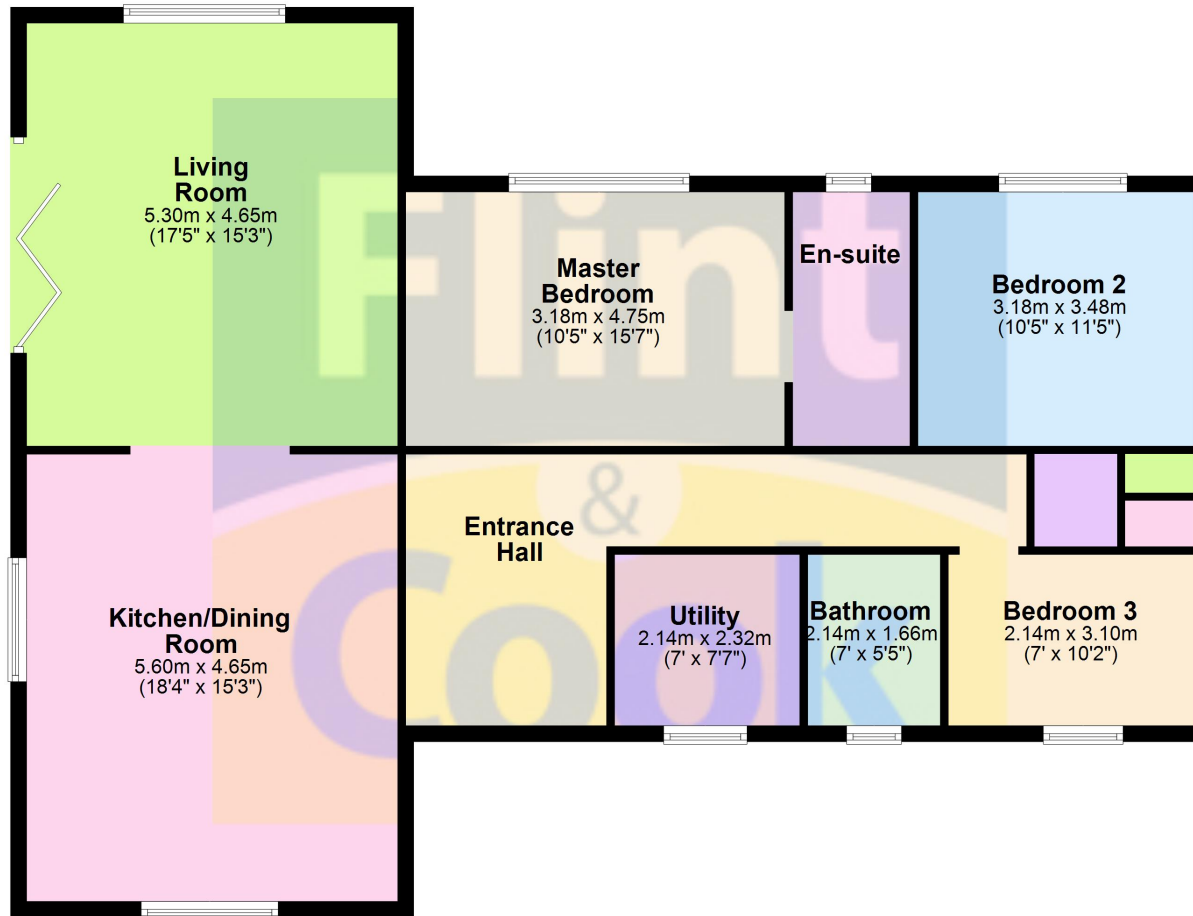
1. The property will have a 10-year Buildmark warranty.
2. There will be a reservation fee of £1000, of which 50% would be retained if the sale did not proceed.

### Money laundering regulations

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

## Ground Floor

Approx. 117.9 sq. metres (1269.0 sq. feet)



Total area: approx. 117.9 sq. metres (1269.0 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	100	100
(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			
England, Scotland & Wales			