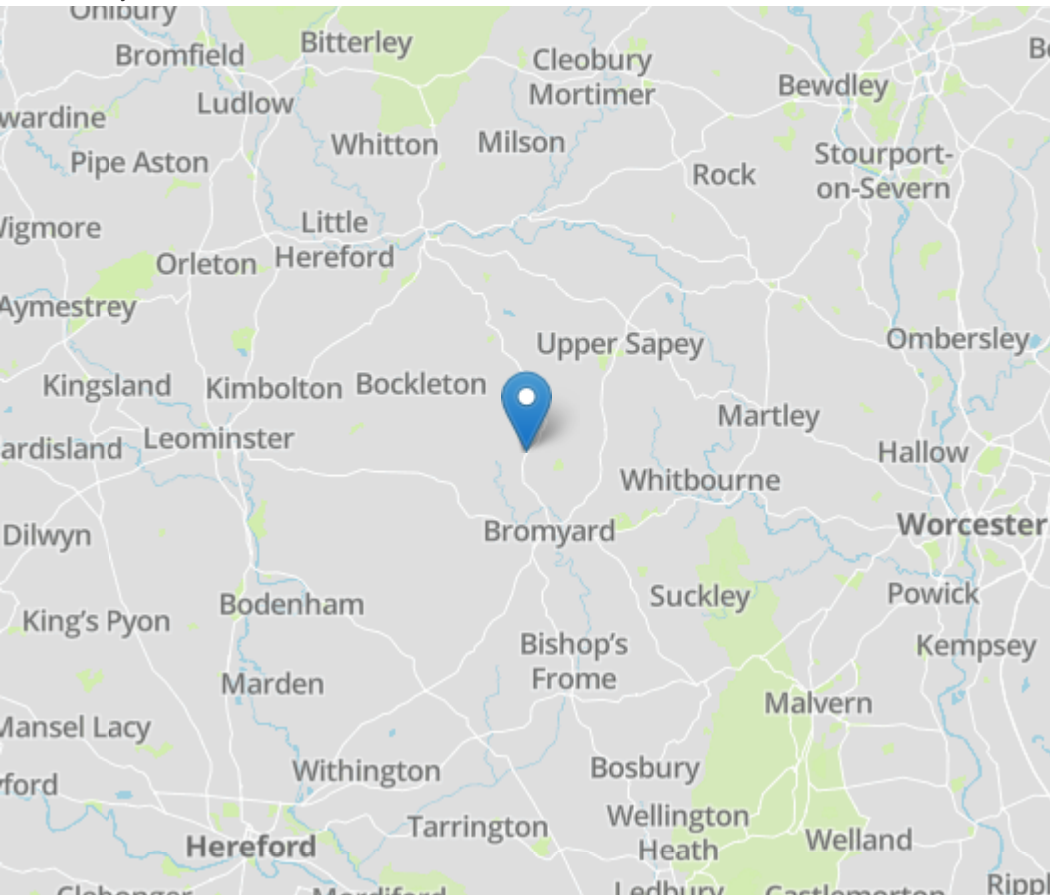




DIRECTIONS

WHAT THREE WORDS: [///vest.defenders.length](#) Ledbury proceed on the B4124 Bromyard Road , upon reaching the cross roads, continue stright over and continue through Bishops From and Munderfield, turn right onto the A465, take the first left onto Panniers Lane, turn right at the T junction the immediately left onto the Old Road, turn left signposted Tenbury Wells, continue on this road for approximately 3 miles and the property can be found on the right hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity and water, private drainage, Calor gas heating.

Outgoings

Council Tax: Band D

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

Beechwood, Edwyn Ralph
Bromyard HR7 4LX

£595,000



• Set in a popular village location. • An impressive and immaculately presented detached house. • Spacious living accommodation. • Four Double Bedrooms. • Two Bathrooms. • Beautifully Maintained Gardens. • Super Views. • Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



Beechwood

Situation and Description

The property is set within the popular village of Edwyn Ralph with the nearby town of Bromyard approximatley 3 miles distant offering a wide range of facilities and amenities. Beechwood is an impressive detached house with high quality fixtures and fittings throughout. The accomodation comprises large living spaces, four double bedrooms, two bathrooms, beautifully maintained garden with subper views, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with power points, feature oak ceiling beams, ceiling spot lights, wood effect flooring with underfloor heating. Doors to:

Cloakroom

with window to side, low flush w.c., vanity unit with inset wash basin and cupboards under, tiled splashbacks, radiator.

Lounge

15' 11" x 20' 9" (4.85m x 6.32m) With window to front and rear, feature inglenook fireplace with wooden mantle and brick surround, feature oak ceiling beams, power points, wood effect flooring with underfloor heating. Opening to:

Kitchen/Dining/Family Room

22' 6" x 14' 8" (6.86m x 4.47m) with window and bi-folding doors to rear enjoying the superb views over the garden, range of worktops with range of high gloss cupboards and drawers under, inset ceramic hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, central island with inset sink with drainer and further cupboards, tiled splashbacks, feature oak ceiling beams, wood effect flooring with underfloor heating, ceiling spot lights, opening to the Recepetion Hall. Oak staircase leading to first floor.

Utility Room

with window to front and door to side, range of worktops with high gloss cupboards and drawers under, inset 1 1/2 bowl sink with drainer, tiled splashbacks, power points, space for washing machine and tumble dryer, wall mounted Worcester central heating boiler, door to Large Storage cupboard.

First Floor

Landing

with window to rear overlooking the garden and with views over surround countryside, radiator, power points, hatch to roof space. Doors to:

Master Bedroom

16' 3" x 11' 4" (4.95m x 3.45m) with window to rear enjoying the superb views over the garden, radiator, power points. Door to:

En-Suite

with window to side, large shower cubicle, low flush w.c., vanity unit with inset wash basin and cupboard under, tiled splashbacks, ceiling spot lights, extractor fan.

Bedroom Two

15' 5" x 10' 2" (4.70m x 3.10m) with window to rear, radiator, power points.

Bedroom Three

15' 4" x 10' 3" (4.67m x 3.12m) with window to front, radiator, power points, door to Airing Cupboard housing the hot water tank.

Bedroom Four

9' 8" x 9' 1" (2.95m x 2.77m) with window to front, radiator, power points.

Bathroom

with window to front, large shower cubicle with rain drop show head, feature free standing bath, low flush w.c., vanity unit with wash basin and cupboard under, ceiling spot lights.

Outside

Approach

The property is approached through a five bar wooden gate leading to a large gravelled driveway with adjacent lawned foregarden edged by well stocked shrub and floral beds.

Garage

10' 4" x 19' 8" (3.15m x 5.99m) with window to

rear and personal door to side, remote conrolled electric up and over door, power and light connected.

Garden

The rear garden forms a delightful feature of the property and has been beautifully maintained and includes a raised patio seating area enjoying the unspoilt views over the surrounding field, useful Summer House 11' 4" x 9' 5" (3.45m x 2.87m) and is fully insulated and has power connected.

Sleeper edged steps lead down to a good size lawn with Garden Shed and further decked seating area. The garden is bound by mature hedging.



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.

At a glance...

- ☒ Lounge
15'11 x 20'9 (4.85m x 6.32m)
- ☒ Kitchen/Dining/Family Room
27'6 x 14'8 (6.86m x 4.47m)
- ☒ Master Bedroom
16'3 x 11'4 (4.95m x 3.45m)
- ☒ Bedroom Two
15'5 x 10'2 (4.70m x 3.10m)
- ☒ Bedroom Three
15'4 x 10'3 (4.67m x 3.12m)
- ☒ Bedroom Four
9'8 x 9'1 (2.95m x 2.77m)
- ☒ Garage
10'4 x 19'8 (3.15m x 5.99m)

And there's more...

- ☒ An immaculately presented detached house.
- ☒ Spacious Accommodation.
- ☒ Four Double Bedrooms.
- ☒ Two Bathrooms.
- ☒ Beautifully Maintained Garden.
- ☒ Superb Views.
- ☒ Garage and Ample Off Road Parking.