

FOR
SALE



5 Stoney Orchard Woolhope, Herefordshire HR1 4QR

£650,000 - 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 5 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 development*
- *Lovely village location*
- *High quality fittings*
- *Good sized garden*
- *Solar panels, air source heating*
- *3 Bedrooms (1 en-suite)*
- *Highly energy efficient (EPC Band A)*
- *Views over countryside*
- *OPEN DAY 10AM-1PM NOVEMBER 30TH*



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 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 (EPC Band A). Air source heating.

Outgoings

Council tax band to be assessed.

Water - metered supply.

Private Drainage

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.

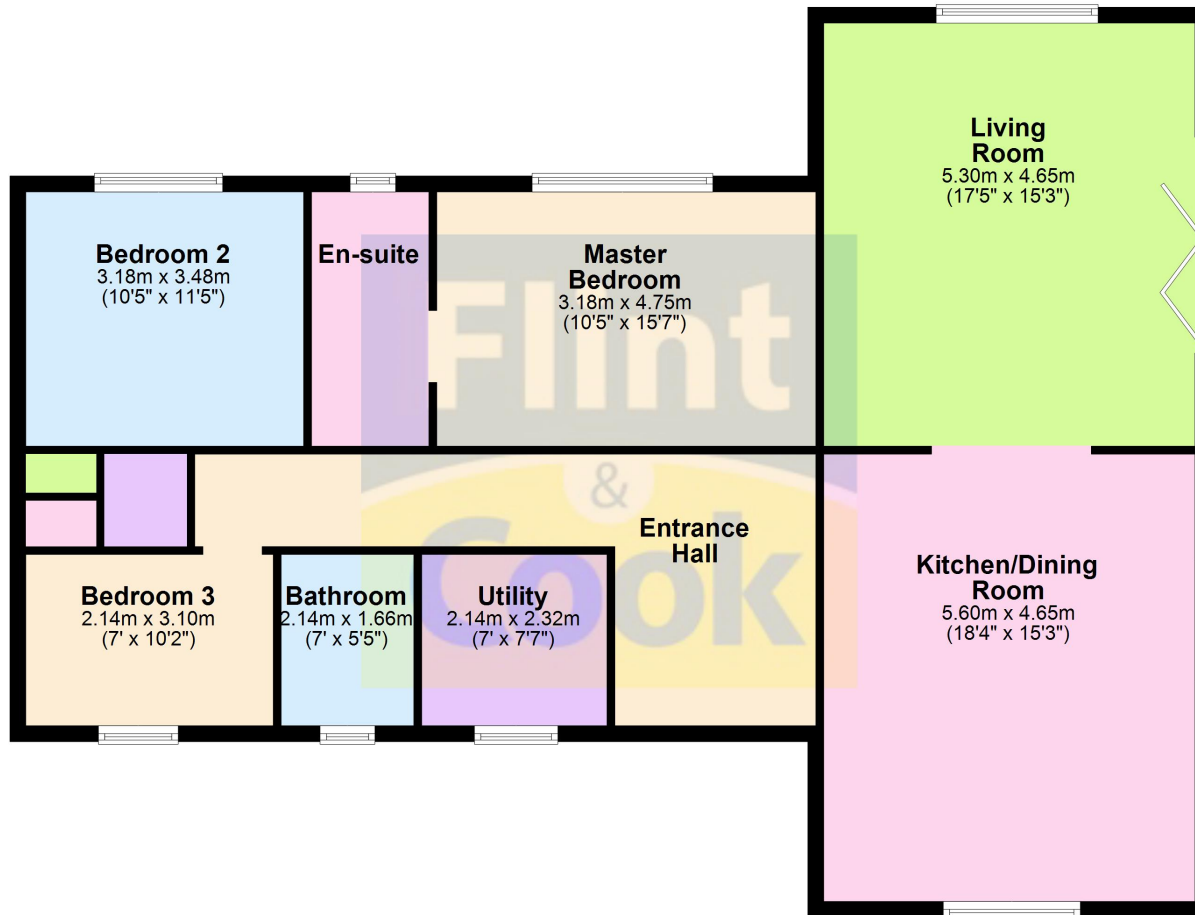
Agent Notes

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.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	100
(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			