



GENERAL INFORMATION

Tenure
Freehold

Services
Mains electricity, water and drainage, oil fired central 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

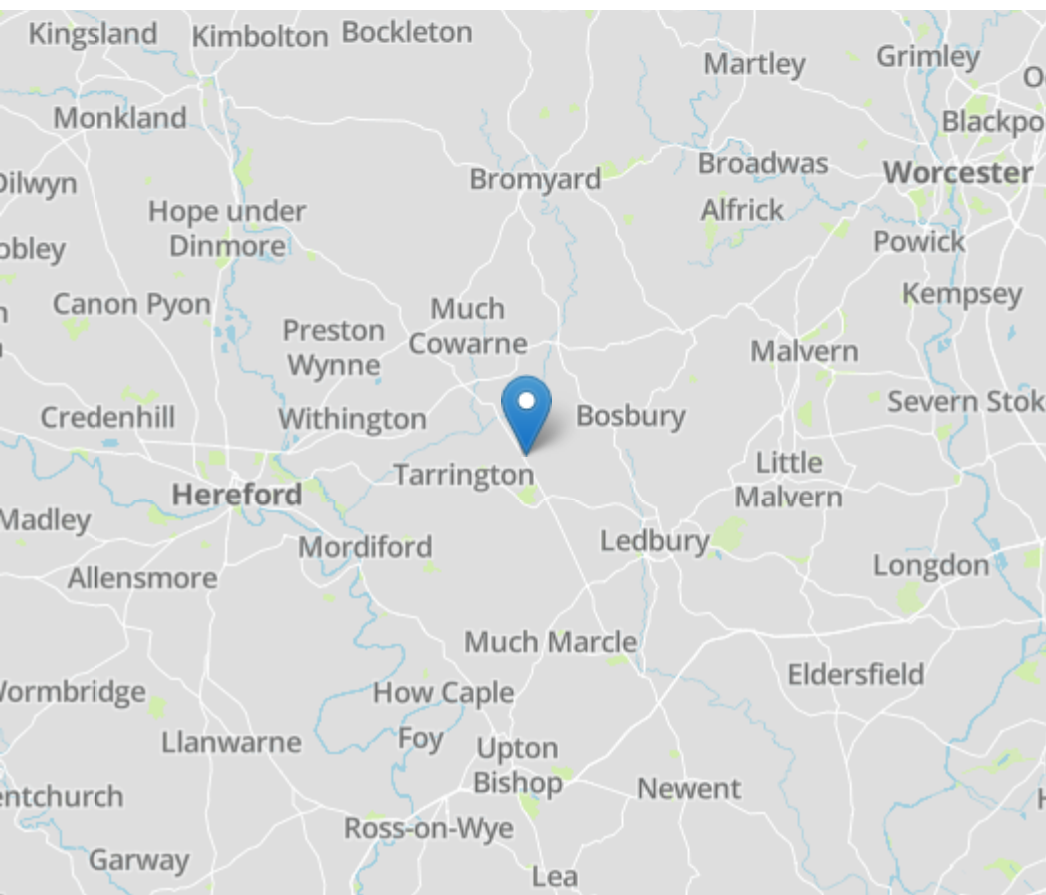
1 Haywood Lane
Ashperton HR8 2SB

£395,000



DIRECTIONS

From Ledbury proceed on the A438 Hereford Road, at the Trumpet traffic lights turn right onto the A417, upon reaching the village of Ashperton take the first turn right opposite the primary school into Haywood Lane where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

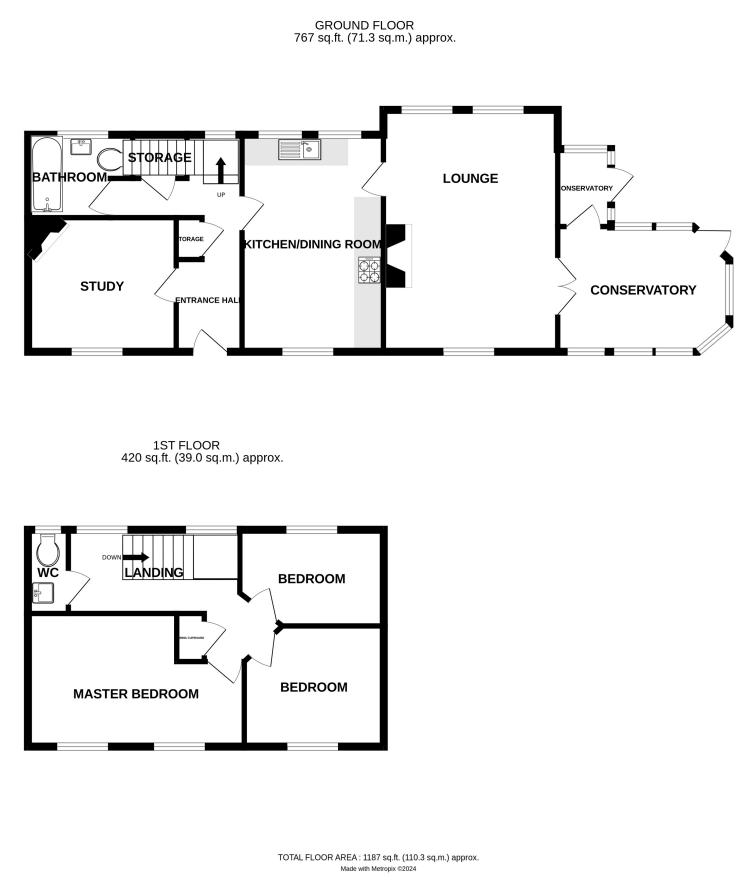
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Set within the popular village of Ashperton.
- A spacious semi-detached house.
- Views over surrounding countryside.
- Two Reception Rooms.
- Large Conservatory.
- Three Bedrooms.
- Large Established Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



1 Haywood Lane

Situation and Description

1 Haywood Lane is situated within the popular village of Ashperton and enjoys the benefits of local walks close by. The property offers spacious accommodation to include two reception rooms, three bedrooms, large well established garden, garage and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, door to Storage Cupboard and Understairs Cupboard housing the oil fired central heating boiler, quarry tiled flooring. Doors to:

Study

10' 10" x 9' 11" (3.30m x 3.02m) with window to front enjoying views over the garden and surrounding fields, feature fireplace with tiled surround, radiator, power points.

Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, quarry tiled floor.

Kitchen/Dining Room

10' 10" x 17' 0" (3.30m x 5.18m) with window to front and rear both enjoying view over the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and dishwasher, tiled splashbacks, power points, ceiling spot lights. Door to:

Lounge

12' 9" x 17' 10" (3.89m x 5.44m) with two windows to rear and window to front, feature wood burning stove with wooden surround and tiled hearth, radiator, power points, T.V point. Double doors to:

Conservatory

12' 4" x 9' 4" (3.76m x 2.84m) with windows to all sides, doors opening onto the garden, radiator, power points, tiled flooring.

First Floor

Landing

with two windows to rear overlooking the garden, radiator, power points, door to Airing Cupboard housing the hot water tank. Doors to:

Cloakroom

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

Bedroom One

16' 5" max x 9' 11" (5.00m max x 3.02m) with two windows to front enjoying the views over the surrounding countryside, radiator, power points.

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m) with window to front, radiator, power points.

Bedroom Three

10' 10" x 7' 1" (3.30m x 2.16m) with window to rear overlooking the garden, radiator, power points.

Outside

Approach

The property is approached from Haywood Lane via a wooden five bar gate giving access to a parking area with EV charging point, leading to a Wooden Garage/Store.

To the front of the property is a wrought iron gate which opens onto a large lawned foregarden with established inset trees and hedging and path leading to the front door.

Garden

The garden wraps around the property and comprises a large lawn with mature trees and hedging, and steps lead to a raised slated seating area. The garden is enclosed all sides.

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...

- Study
10'10" x 9'11" (3.30m x 3.02m)
- Kitchen/Dining Room
10'10" x 17' (3.30m x 5.18m)
- Lounge
12'9" x 17'10" (3.89m x 5.44m)
- Conservatory
12'4" x 9'4" (3.76m x 2.84m)
- Bedroom One
16'5" max x 9'11" (5m max x 3.02m)
- Bedroom Two
10'10" x 8'11" (3.30m x 2.72m)
- Bedroom Three
10'10" x 7'1" (3.30m x 2.16m)

And there's more...

- Set within a village location.
- Spacious Semi-Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Large Established Garden.
- Ample Off Road Parking.