



**18 St Marys Lane, Burghill, Hereford HR4 7QL**

**Stooke  
Hill and  
Walshe**  
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## 18 St Marys Lane, Burghill, Hereford HR4 7QL

Overlooking the Lake, Five bedroomed Prowting home built to the Malmesbury design having the benefit of gas central heating, double glazing, spacious reception hall, cloakroom, 4 reception rooms, kitchen/breakfast, conservatory, separate laundry/utility room, gallery landing, 2 en-suites, double garage and gardens.

# £795,000



### Situation and Description

The development is situated in 45 acres of private park and woodland including a deer park, lake, a large recreation area and a fully equipped children's play area, all for the sole use of the residents find the parkland invaluable. Hereford City is approximately 3 miles and a regular bus service is available at the entrance to the development giving easy access to the city and also local amenities on the peripheral of the city to include, supermarket, public house, primary and secondary schools. The main village of Burghill has a village hall, village primary school, church, golf course and the nearby village of Tillington has a popular public house, village shop with post office.

### A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

### OVERVIEW

Situated in a lovely quiet cul-de-sac, overlooking the lake, this beautifully presented and maintained 5 bedroomed detached property, known as the Malmesbury design when built by Prowting Homes, in the late 1990's, has many attractive features. The accommodation boasts an elegant entrance canopy porch which leads to a spacious reception hall, 4 reception rooms, utility, cloakroom, gallery landing with library/seating area, 2 en-suites, double garage ample parking and gardens.

In more detail the property comprises:

### Large Arched Recessed Entrance Porch

With pine panelling to ceiling, and inset ceiling downlighters.  
Front door leads to:

### Spacious Reception Hall

A very spacious hallway with galleried landing above, coving, and wood effect flooring.

### Cloakroom

With matching wood effect flooring, low flush WC, pedestal wash hand basin, and tiled splash back.

From the entrance hall an archway leads to:

### Inner Hallway

Having large cloaks cupboard with hanging rail and storage.

Glazed double doors lead to:

### Main Living/Drawing Room

5.25m x 5.54m (17' 3" x 18' 2")

With feature inset fireplace with coal effect fire, display niches either side and lighting

above, coving, 2 large panelled radiators, and french style uPVC double doors opening to rear patio and garden.

### Separate Dining Room

3.40m x 4.37m (11' 2" x 14' 4")

Having glazed door, wood effect flooring, large panelled radiator, and windows to both side and front aspects.

### Kitchen/Family Room

4.0m x 7.0m (13' 1" x 23' 0")

Kitchen Area:

Being beautifully fitted with a range of modern units comprising; 1.5 bowl sink with storage beneath, integrated dishwasher, range of working surfaces with breakfast bar area to one side with drawers and cupboards below, Range style 5 burner gas hob with large double stainless steel extractor canopy over, Bosch twin ovens below, storage and useful working surfaces either side, full range of eye level wall cupboards, ceramic tiled floor, radiator, and pleasant outlook to the rear garden and beyond.

Family/Dining Area:

With matching ceramic floor, radiator, power points, inset ceiling downlighters, further matching kitchen unit incorporating fridge and freezer, wine rack to the side, pantry style shelving and storage either side.

Door to:

### Conservatory

5.0m x 4.0m (16' 5" x 13' 1") A beautiful all year round room.

Having uPVC construction with double glazed windows and glazed vaulted roof, french style double doors opening onto rear patio and garden, wood effect flooring, power, and light.

### Utility Room

1.97m x 3.21m (6' 6" x 10' 6")

With matching kitchen units, single drainer stainless steel sink unit, with storage beneath, space and plumbing for washing machine, space for tumble dryer, working surface over, double cupboard, window with outlook over the front towards the lake, part glazed personal door, ceramic tiled floor, radiator, and wall mounted Worcester gas fired conventional boiler serving domestic hot water and central heating.

Approached from the reception hall door leads to:

### Ground Floor Study

3.22m x 2.30m (10' 7" x 7' 7")

With oak effect flooring, radiator, power points, coving, and pleasant outlook to the front.

From the reception hall a central staircase, with a half twist, leads to:

### FIRST FLOOR

### Gallery Landing

With library/seating area at the one end, wood effect flooring, radiator, coving and having a large arched window with magnificent outlook across the lake.

Door to:

### Master Bedroom

3.81m x 5.31m (12' 6" x 17' 5")

With walk-in wardrobe with fitted hanging rail and shelving, and from here an archway leads into the main bedroom area and comprises; vaulted ceiling, large feature window with outlook to the rear garden, radiator, and power points.

Door to:

### En-Suite Bathroom

With white suite comprising; panelled bath, vanity wash hand basin, large chrome ladder style radiator/towel rail, half tiled walls, low flush WC, and window to side.

### Bedroom 2

2.82m x 4.19m (9' 3" x 13' 9")

With radiator, power points, built-in double cupboard, and window with outlook to the front across the lake.

Door to:

### En-Suite Shower Room

With white suite, comprising low flush WC, pedestal wash hand basin, large walk-in fully tiled, shower cubicle with glazed screen and raindrop shower head, radiator, extractor fan, and window.

### Bedroom 3

3.47m x 3.05m (11' 5" x 10' 0")

With double glazed window to rear, double wardrobe cupboard, and radiator.

### Bedroom 4

2.82m x 3.06m (9' 3" x 10' 0")

With power points, built-in double wardrobe cupboard, radiator, and window to front across the lake.

### Bedroom 5/Second Office

2.82m x 3.18m (9' 3" x 10' 5")

This room would lend itself to a second office depending on an incoming purchasers needs and comprises; radiator, power points, and window with outlook to the front across the lake.



majority of the property and also the rear of the garage area, and in turn, creates an ideal seating entertaining canvass. From here there is a large lawned area with flower, shrubbery borders and a variety of ornamental trees dispersed creating seasonal colour throughout the year. This beautifully presented garden has the benefit of outside security lighting, tap, and this delightful well presented property enjoys a sunny south, southwesterly aspect to the front and side.

#### **DOUBLE GARAGE**

6.0m x 6.0m (19' 8" x 19' 8")

With electronic single up and over door, power, light and personal door giving access to the rear.

#### **AGENTS NOTE**

It should be noted that the parking of vans, boats, caravans etc, which will not fit into a garage is not permitted on this development, and permission for any structural alterations or additions etc, must be approved by the Residents Committee in addition to any formal planning regulations.

The parkland and grounds which surround this development are managed by a Management Company and the Annual Maintenance charge is currently £480. per annum.

#### **Directions**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto Roman Road then right onto Tillington Road, after approximately 1mile turn right onto St Marys Lane, proceed past the first three right hand turnings and approaching the lake on the right hand side proceed right onto the facing bricked roadway, where the property will be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' [///irritable.sitting.sage](https://www.what3words.com/)

#### **Services**

All mains services are connected to the property.

#### **Tenure**

Freehold. Council tax band 'G'



#### **Family Bathroom**

Having a white suite and comprising; panelled bath with telephone style attachment over, pedestal wash hand basin, low flush WC, walk-in, tiled surround, large shower cubicle with raindrop shower head, extractor fan and window.

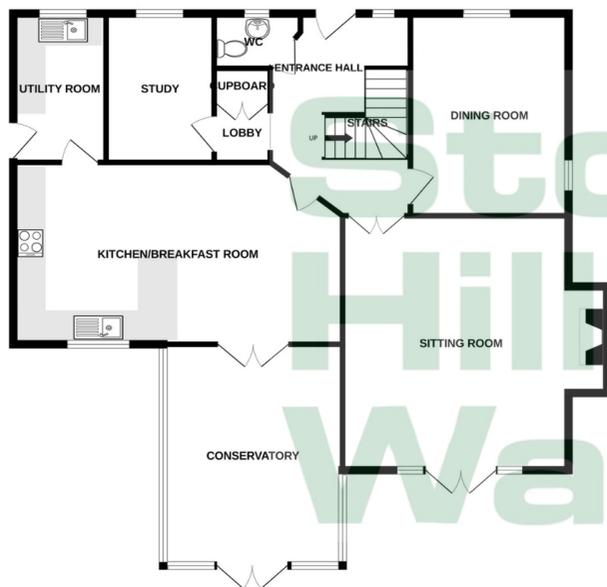
#### **Large Linen/Airing Cupboard**

This adjoins the family bathroom and comprises of pressurised water system, tank and ample shelving ideal for linen storage.

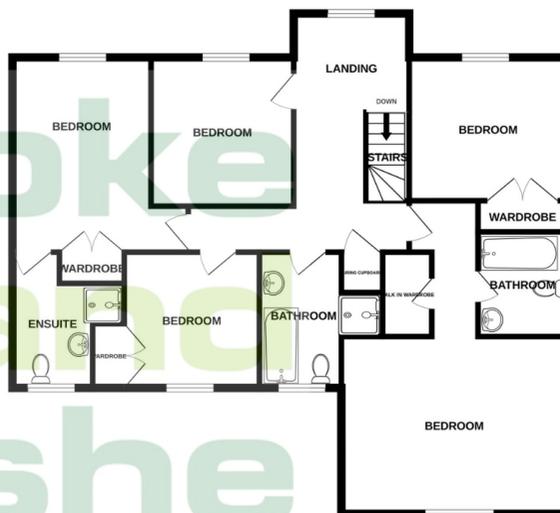
#### **OUTSIDE**

The property is approached from St Marys lane just after the lake turning right and then immediately left onto the property's herringbone driveway which provides parking for numerous vehicles, and from here there is direct access to the double garage. The property enjoys a corner position and at the front there is an attractive lawned area with flower and shrubbery borders and from here there is access up to the front canopy porch. There is access between the property and the garage, via a security door, which leads around the side and to the very substantial rear garden. There is a large paved patio area directly off the property, which wraps around the

GROUND FLOOR  
1261 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR  
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.1 sq.m.) approx.  
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### 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>	72	76
(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>	EU Directive 2002/91/EC 	

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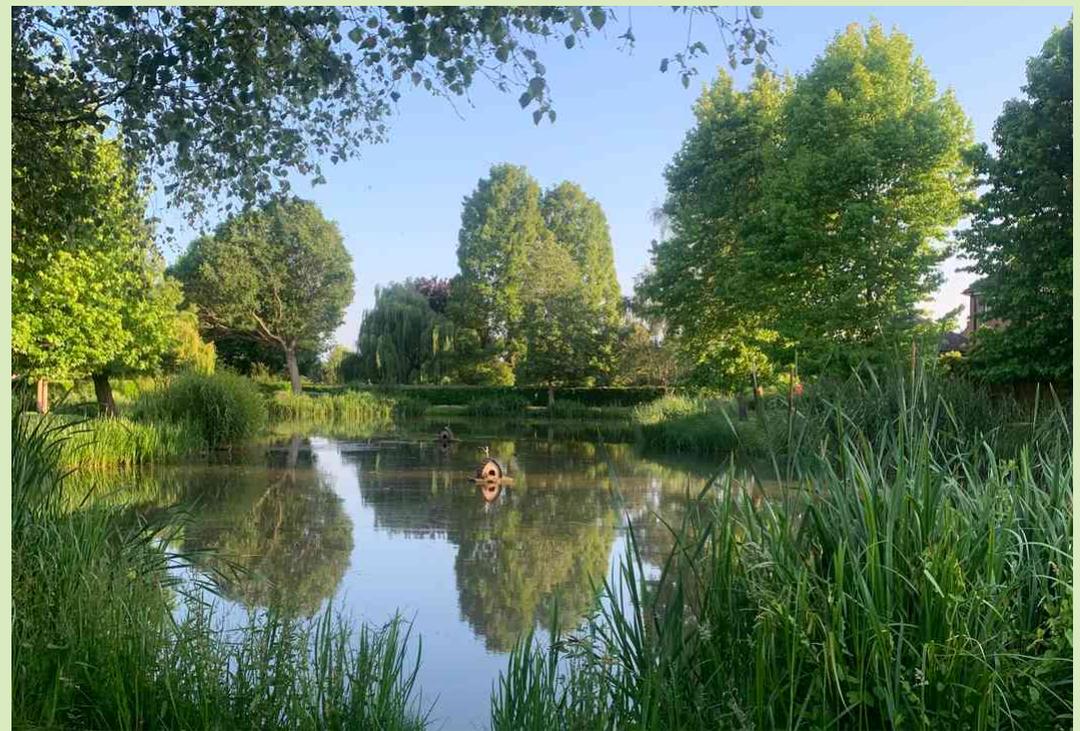
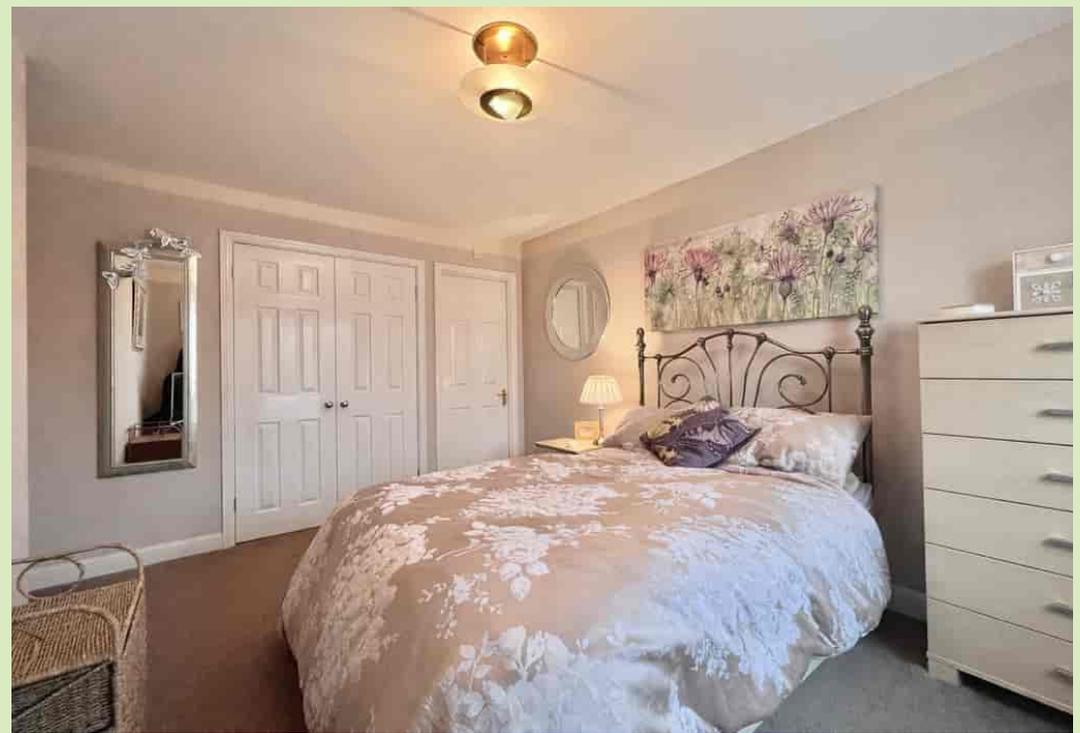
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