



**Beechwood, Edwyn Ralph, Bromyard, Herefordshire
HR7 4LX**

**Stooke
Hill and
Walshe**
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Beechwood, Edwyn Ralph, Bromyard, Herefordshire HR7 4LX

Set within a popular village location an impressive and immaculately presented detached house built approximately 3 years ago. Having high quality fixtures and fittings throughout, spacious rooms, four double bedrooms, two bathrooms, beautifully maintained gardens with superb views, garage and ample off road parking.

£595,000



Situation and Description

Edwyn Ralph is a small, rural village North East of Hereford with village hall and the church. The nearby town of Bromyard (3 miles) provides amenities to include: doctors, dentists, secondary school, eateries, supermarket and shops. The market town of Tenbury Wells is approximately 8 miles from the property offer a further range of facilities and amenities.

Beechwood

Situation and Description

The property is set within the popular village of Edwyn Ralph with the nearby town of Bromyard approximately 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 accommodation comprises large living spaces, four double bedrooms, two bathrooms, beautifully maintained garden with superb 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 Reception 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 shower 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 controlled 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.

Directions

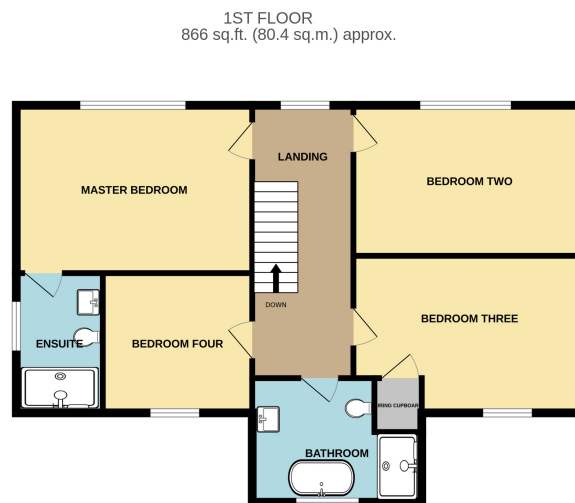
WHAT THREE WORDS: [///vest.defenders.length](http://vest.defenders.length) Ledbury proceed on the B4124 Bromyard Road , upon reaching the cross roads, continue stright over and continue through Bishops From and Munderfield, turn right onto the A465, take the first left onto Panniers Lane, turn right 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.

Services

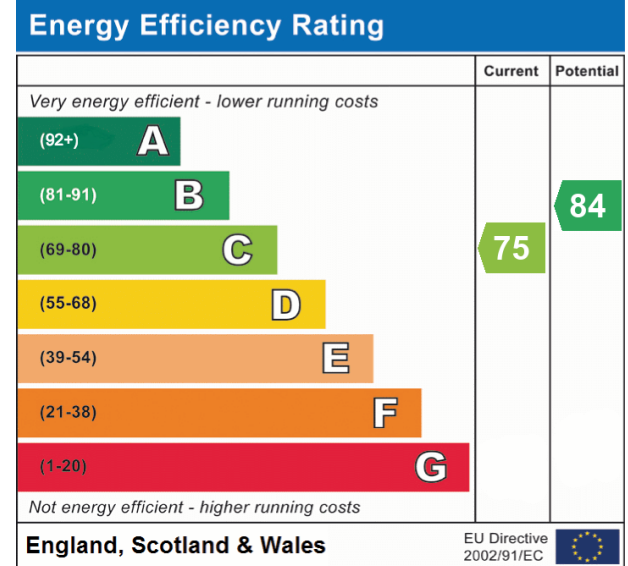
Mains electricity and water, private drainage, Calor gas heating.

Tenure

Freehold



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 sq.m.) approx.
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