



Malferna House

Garway Common

Garway

Herefordshire

HR2 8RF



Malferna House, Garway Common, Garway, Herefordshire HR2 8RF

Malferna House situated in the fantastic village of Garway is a superb modern detached bungalow constructed in 2020 offering spacious accommodation throughout and finished to a high standard. The property boasts fantastic wrap around gardens, a detached double garage and has the benefit of underfloor heating throughout, beautiful oak doors and is one not to be missed. Approached via a fantastic private stoned driveway providing a feel of exclusivity, opening out on to a extensive driveway providing off road parking for numerous vehicles with access to the detached double garage and wrap around gardens. The property internally comprises, spacious entrance hall, a light and airy sitting room, a fantastic open plan kitchen/dining/living space with fantastic views to the rear and to rolling countryside beyond and three double bedrooms with en-suites.

The charming village of Garway, steeped in history and surrounded by scenic countryside. Home to the popular Garway Hill, the area offers beautiful views of the Welsh mountains and hills of Herefordshire, making it a popular spot for walkers and nature lovers. The village features a welcoming pub with views over the village green, a 12th century church, a children's playground, a primary school, and a lively village hall that hosts a variety of community events.

The nearby towns of Monmouth (8 miles), Ross-on-Wye (10 miles), and the City of Hereford (14 miles) offer a further range of amenities and activities, such as supermarkets, shopping, dining, secondary schools and further education colleges and transport links.

Ground Floor

With oak canopy porch and composite entrance door leading into

Spacious Entrance Hall

A spacious entrance hall offering instant views straight out onto the garden to the rear with views of the rolling countryside in the distance allowing for plenty of natural light to run through with double glazed windows to the front aspect, ample space for coats and shoe storage, airing cupboard with radiator, recess spotlights, fuse box, smoke alarm, opening into the dining area and doors leading to

Sitting Room/Bedroom 4

A light and airy sitting room with fitted carpet, dual aspect double glazed windows to the front and side, two ceiling light points, oak mantle and under floor heating thermostat.

Open Plan Kitchen/Living/Dining Room

Kitchen/ living area

A beautifully modern fitted kitchen with contrasting matte finished wall and base units, integrated appliances to include double neff oven, hotpoint 6 ring hob with extractor over, integrated fridge freezer, dishwasher, 18 bottle wine cooler, sink and drainer unit, island with extra work surface space and breakfast bar, recess spotlights, exposed oak truss, sliding doors and two double glazed windows to the rear garden with views beyond.

Dining area

With recess spotlight, double glazed sliding doors out to rear patio and door into the

Utility Room

Fitted with contrasting wall and base units, ample work surface space, sink and drainer unit with tiled splashback, wall mounted lpg gas central heating boiler, under counter space for washing machine and door to the rear.

WC

With low flush w/c, vanity wash hand basin with storage below and illuminating mirror over, chrome heated towel rail and recess spotlights.

Master Bedroom with En-Suite

With fitted carpet, two double glazed windows to the rear aspect with views across the garden and countryside beyond, two built in wardrobes with oak doors, ceiling light point and door into

En-suite Bathroom

With panelled bath and mains rainfall shower head over, tiled surround, vanity wash hand basin with storage below, illuminated mirror, low flush w/c, opaque double glazed window, chrome heated towel rail, recess spotlights.

Bedroom 2 with En-Suite

With fitted carpet, ceiling light points, double glazed window to the front aspect and door into

En-suite

Double width shower cubicle with mains rainfall shower head over, wash hand basin with storage below, illuminated mirror, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.



Bedroom 3

With fitted carpet, double glazed window, ceiling light point, loft hatch with pull down ladder, built in wardrobe cupboard and door to

En-suite

With corner fitted shower cubicle and mains fitment and rainfall shower head over, low flush w/c, wash hand basin with storage below and illuminating mirror over, chrome heated towel rail, double glazed window, tiled surround and recess spotlights.

Outside

A fantastic detached double garage with two electric doors, light and power. A beautifully landscaped wrap around garden mostly laid to lawn with a large paved patio area providing a fantastic entertaining space leading off both the open plan living space and dining area with wooden pergola. There is an area of wildflowers garden, an array of ornamental shrubbery and plants and fruit trees. Outside storage shed. The property is approached via a stoned driveway with lights, leading to a large parking area laid to stone and brick paviour for ease and low maintenance and an electric car charging point, 4 outside lights, outside power points.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and, at the top of The Callow, turn right towards Monmouth. Continue through Wormelow and St Weonards, and at the crossroads turn right signposted Abergavenny. Continue into Broad Oak and just past the filling station at the staggered crossroads, turn right signposted Garway. Continue into Garway and turn right (about 200 yards before the telephone kiosk and village green) and the entrance to the site is located on the left-hand side.

Services

Mains water and electricity are connected. Private (individual) drainage system. Gas (LPG) central heating.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

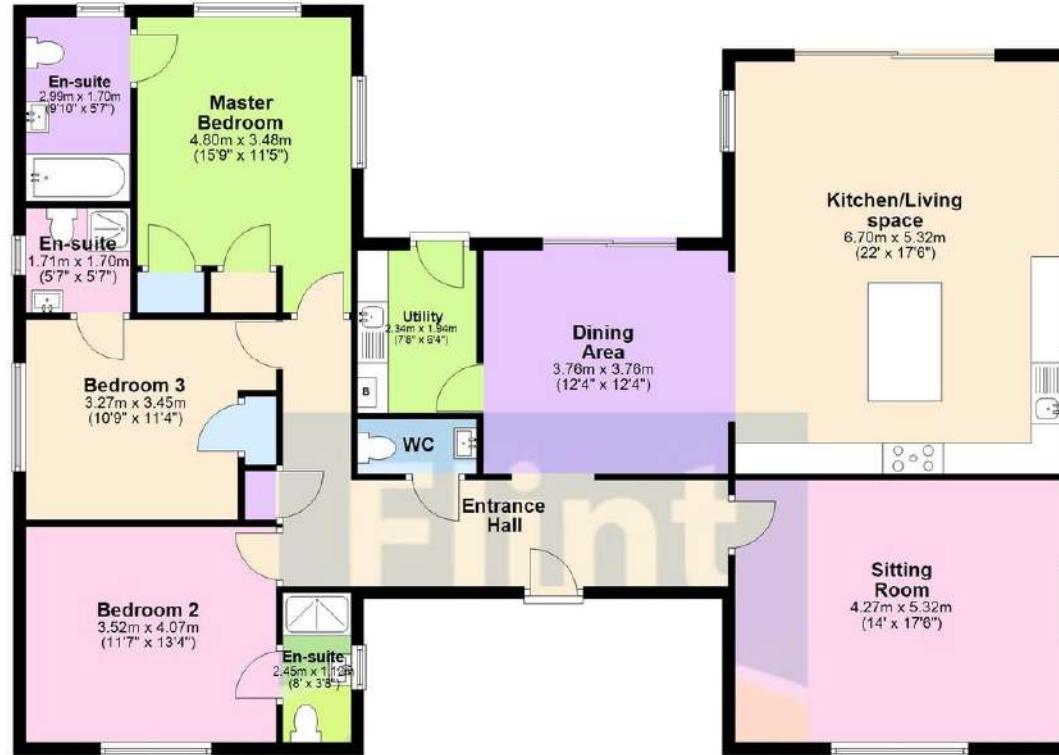




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Ground Floor Approx. 189.6 sq. metres (2040.9 sq. feet)



Total area: approx. 189.6 sq. metres (2040.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	74	
(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		

