



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains gas, electricity and water are connected to the property. There is private drainage which is shared between the four properties in the cul-de-sac.

**Outgoings**

Council tax band 'F'

Annual fee paid into the private drainage group for the four properties in the cul-de-sac, to cover annual maintenance and twice yearly emptying.

**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](http://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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	94
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	69
(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		
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.

Rosander, Gosmore Road  
Clehonger Hereford HR2 9SN

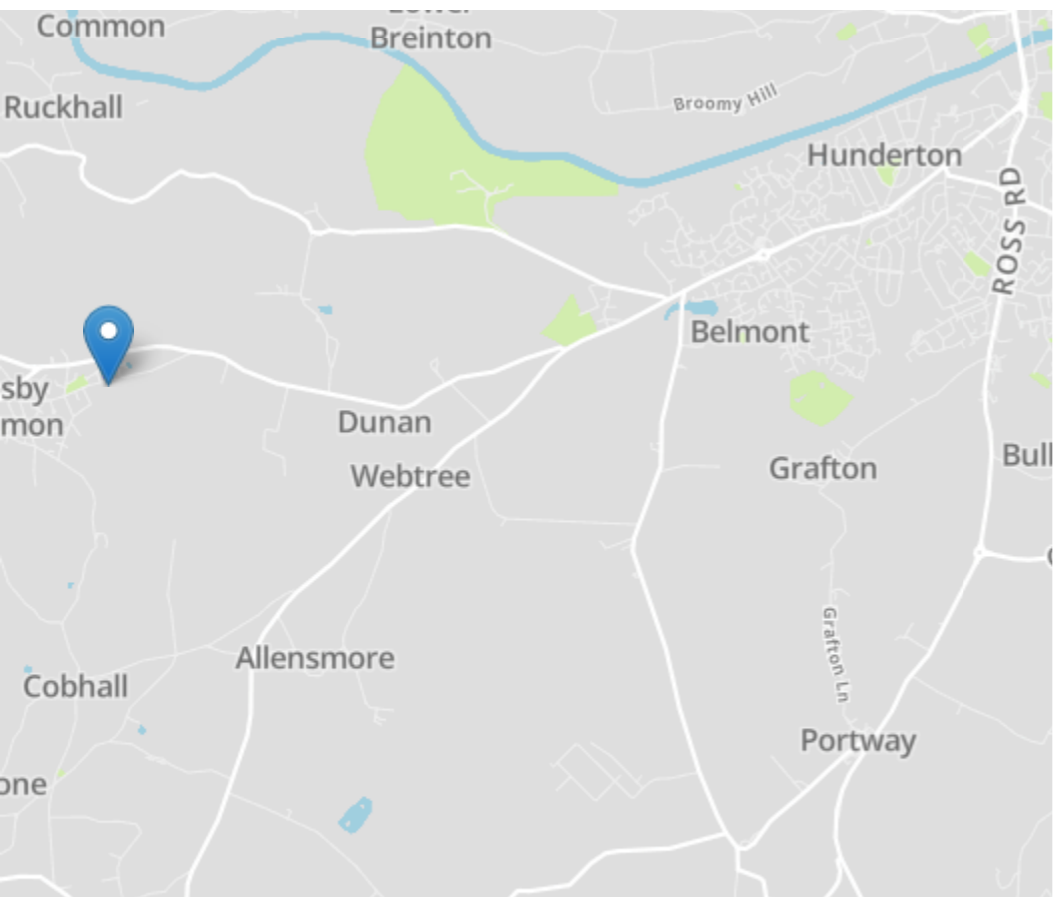
**£450,000**



- Beautifully maintained 4 bed detached property
- One of four in a horseshoe cul-de-sac
- Coming to the market since it was built in 2001
- En-suite shower to master bedroom

**DIRECTIONS**

From Hereford City proceed south onto A49, staying to the right hand lanes proceed towards Belmont Road A465, turn right onto B4349 towards Clehonger, turn left onto Gosmore Road, and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words'///escorting.static.claim

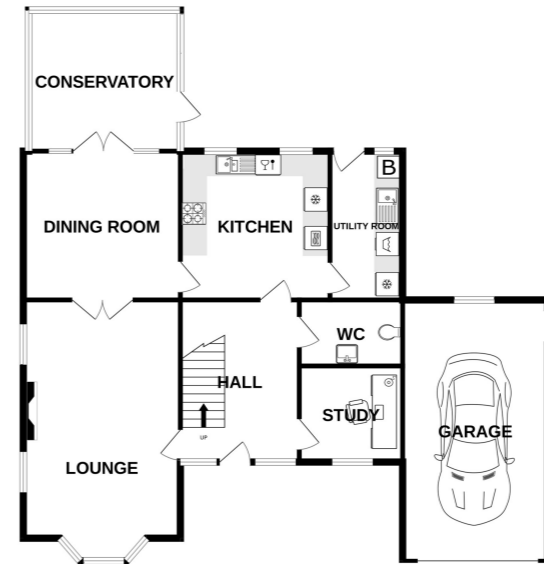


**Hereford 01432 343477**

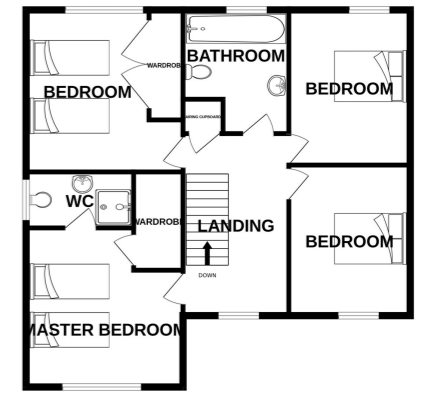
**Ledbury 01531 631177**



GROUND FLOOR  
1263 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 sq.m.) approx.  
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## OVERVIEW

Coming to the market for the first time since it was built, by a local developer, in 2001 this four double bedroom detached property, being only one of four properties on this horseshoe cul-de-sac, comprises; double glazing, gas central heating, lounge, dining room, conservatory, kitchen, utility, downstairs WC, study, 4 double bedrooms with master en-suite shower room, family bathroom, south facing rear garden with far reaching views at the rear, and parking. Situated approximately 4.2 miles southwest of Hereford, Clehonger offers a wide range of amenities to include shop, post office, church, village hall, primary school and a well regarded secondary schools in the nearby villages of Kingstone, Peterchurch and for those who require it a bus service to Hereford. In more detail the property comprises:

### Canopy Entrance Porch

With wooden entrance door with integral glazing, outside light at the front elevation, leads to:

### Large Entrance Hall

With double glazed obscured glass panels to the windows either side of the entrance door, fitted carpet, ceiling light point, radiator, power points, telephone point, under stairs open storage area, and wall mounted alarm panel.

Door to:

### Lounge

5.8m x 3.9m (19' 0" x 12' 10")  
With timber framed double glazed bay window to the front elevation, carpet flooring, twin ceiling light points, two double glazed windows to the side elevation either side of a fireplace which has a coal effect gas fire in the fireplace, telephone, TV points, and two radiators.  
Glass panelled french doors lead to:

### Dining Room

3.85m x 3.7m (12' 8" x 12' 2")  
With continued carpet flooring from the lounge, double glazed window through internally to the conservatory, 2 radiators, and ceiling light point.  
Timber frame double glazed doors lead to:

### Conservatory

3.8m x 3.5m (12' 6" x 11' 6")  
Of uPVC construction, with double glazed panoramic windows,

power, wall light, radiator, and double glazed door giving access to the rear patio and garden.

From the entrance hall a door leads to:

### Kitchen

3.4m x 3.6m (11' 2" x 11' 10")  
With tiled flooring, 3 ceiling light points, radiator, a fitted kitchen comprising fitted wall, drawer and base units, roll top working surfaces, gas hob, integrated waist height electric double oven, 1.5 bowl stainless steel sink and drainer with waste dispenser, two double glazed timber frame windows at the rear elevation, extractor fan, space and plumbing for dishwasher, and space for fridge/freezer.  
Wooden door leads to:

### Utility Room

3.8m x 1.5m (12' 6" x 4' 11")  
With matching fitted wall, drawer and base units to the kitchen, roll top working surfaces, space and plumbing for washing machine, floor standing Worcester central heating gas fired combi boiler, single bowl stainless steel sink with drainer, extractor fan, radiator, tiled floor, ceiling light point, timber framed window to the rear elevation, and timber framed double glazed door to the rear elevation.  
From the entrance hall door leads to:

### Downstairs WC

With low level WC, wash hand basin with hot and cold tap over, radiator, tiled flooring, partly tiled walls, extractor fan, and mains electricity consumer unit/fuse box.

### Downstairs Study

2.4m x 2.5m (7' 10" x 8' 2")  
Fitted carpet, double glazed window to the front aspect, radiator, TV and telephone point, and ceiling light point.

From the entrance hall staircase with wooden banister and fitted carpet leads to:

## FIRST FLOOR

### Landing

A bright landing with a double glazed window to the front elevation with far reaching countryside views, radiator, fitted carpet, loft access above which is insulated and partly boarded, with drop down ladder,

and airing cupboard with shelving and radiator.

### Master Bedroom

3.9m x 3.9m (12' 10" x 12' 10")  
With built-in walk-in wardrobe, with hanging rail, storage shelving, ceiling light point, and carpet flooring. The main bedroom has a double glazed window to the front elevation, radiator, carpet flooring, telephone point and TV point.  
Door to:

### Good size En-Suite Shower Room

With lino flooring, part tiled walls, ceiling light point, wall light, extractor fan, shaver point, double glazed obscured glass window to the side elevation, low level WC, wash hand basin with hot and cold tap over, and good size shower cubicle with mains shower unit.

### Bedroom 2

3.45m x 3.8m (11' 4" x 12' 6")  
With fitted carpet, ceiling light point, wealth of power sockets, radiator, built-in double wardrobe with hanging rail and storage space, and double glazed window to the rear elevation overlooking some beautiful south facing scenery.

### Bedroom 3

3.5m x 3.0m (11' 6" x 9' 10")  
Carpet flooring, ceiling light point, TV Point, radiator, and a double glazed timber frame window with the same far reaching south facing views.

### Bedroom 4

3.5m x 3.0m (11' 6" x 9' 10")  
With ceiling light point, fitted carpet, radiator, power sockets, and double glazed timber framed window to the front elevation.

### Family Bathroom

With lino tiled floor, double glazed obscured glass window to the rear elevation, ceiling light point, extractor fan, low level WC, wash hand basin with hot and cold tap over, part tiled walls, radiator, bath with mixer tap over, shower attachment and tiled walls, wall mounted vanity space with integral mirror.

## OUTSIDE

A tarmacadamed shared driveway which is split between the 4 properties in the horseshoe cul-de sac, leads up to the front of the property, and there is off road parking for approximately 3 plus vehicles. The front garden has an immediate lawned space with shrubbery surrounding it, and beyond here further lawned areas, trees and shrubs creating some privacy. There is a single garage and from here the tarmacadamed driveway leads up to some patio slabs which incorporates the canopy covered area to the front door. There is a gated side access next to the garage which a pathway leads around the side of the property where there are flower beds and storage area. At the rear which faces south, there is a feature patio seating entertaining area with an electric remote control awning canopy over and feature lighting, and from here a large lawn with raised flower beds and shrubbery surrounding the lawn once again improving privacy to which the gardens are not over looked. The rear garden has far reaching views across open countryside. At the far side of the property there is a storage shed and a greenhouse with out door lighting also to the front & rear of the property

### Single Garage

6.0m x 3.0m (19' 8" x 9' 10")  
With up and over door at the front, ceiling light point, power, concrete floor, a wooden door to the side and a double glazed wooden window to the rear elevation with additional water tap.



## At a glance...

- Lounge 5.8m x 3.9m (19' 0" x 12' 10")
- Dining Room 3.85m x 3.7m (12' 8" x 12' 2")
- Conservatory 3.8m x 3.5m (12' 6" x 11' 6")
- Kitchen 3.4m x 3.6m (11' 2" x 11' 10")
- Utility 3.8m x 1.5m (12' 6" x 4' 11")
- Downstairs Study 2.4m x 2.5m (7' 10" x 8' 2")
- Master Bedroom 3.9m x 3.9m (12' 10" x 12' 10")
- Bedroom 2. 3.45m x 3.8m (11' 4" x 12' 6")
- Bedroom 3. 3.5m x 3.0m (11' 6" x 9' 10")
- Bedroom 4. 3.5m x 3.0m (11' 6" x 9' 10")
- Garage 6.0m x 3.0m (19' 8" x 9' 10")

## And there's more...

- Far reaching southerly views at the rear of the property
- Gas central heating and double glazing
- Close to local amenities
- Popular residential area