



GENERAL INFORMATION

Tenure
Freehold

Services
All mains services are connected to the property.

Outgoings
Council tax band 'E'

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

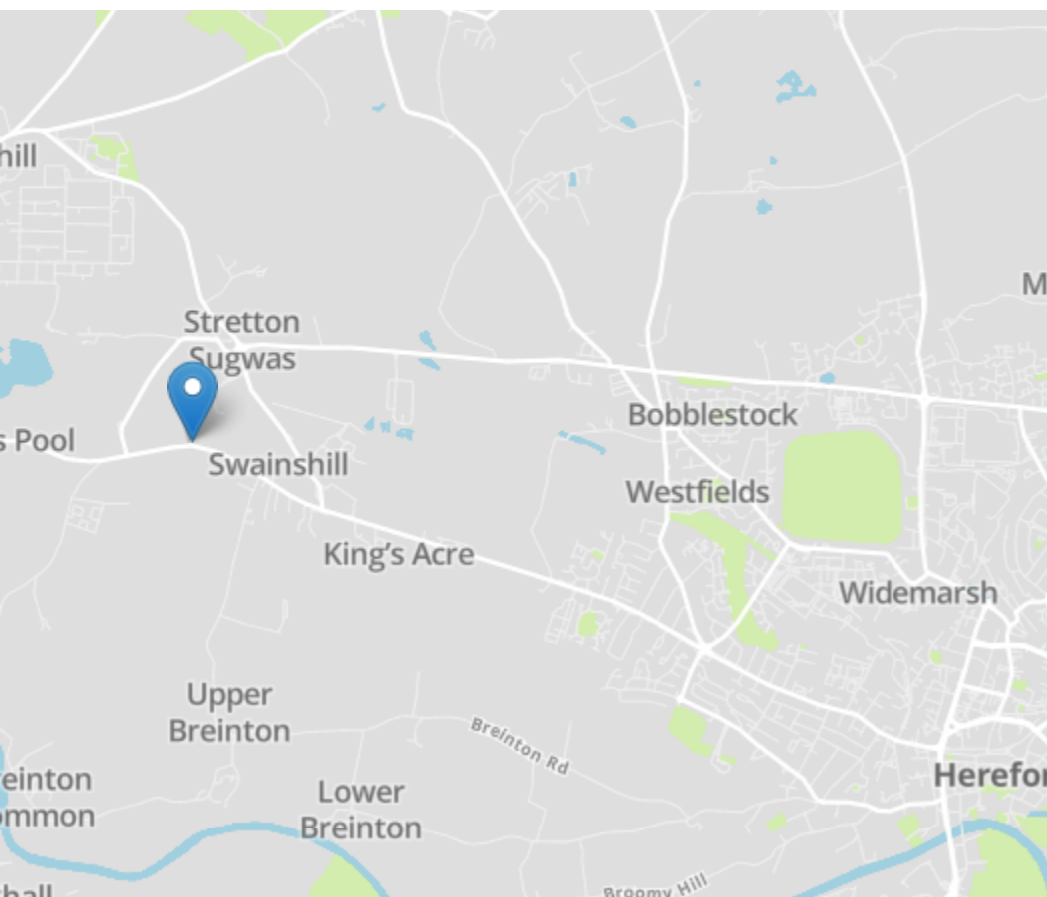
Bannut Tree House,
Swainshill Hereford HR4 7PU

£485,000



DIRECTIONS

From Hereford proceed west onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, after approximately 2.5 miles turn right towards Stretton Sugwas and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //drilling.unloaded.outdoors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	73	81

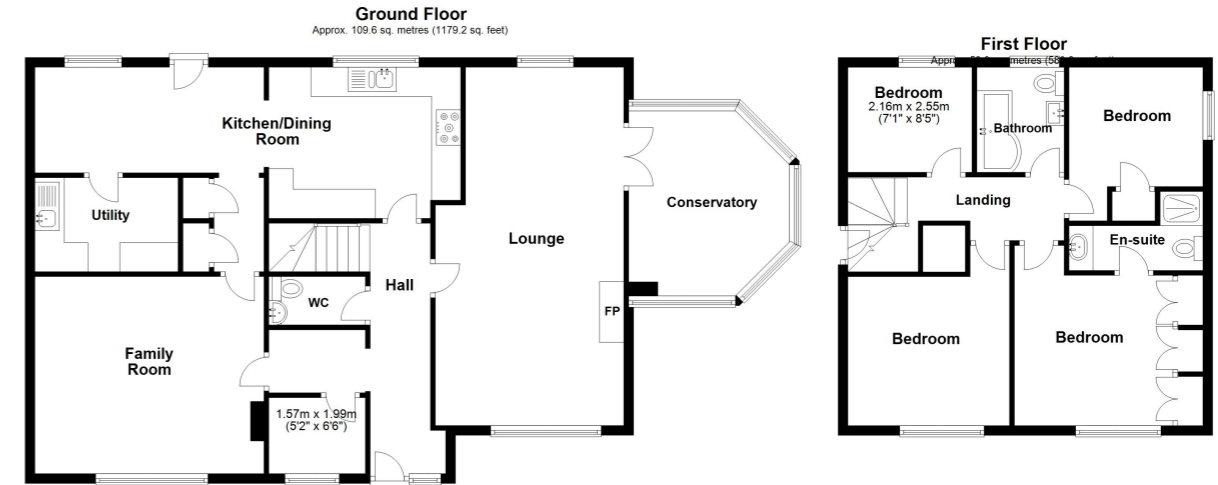
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• 4 bedroomed detached house • Conservatory • Study • En-suite master bedroom

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 163.5 sq. metres (1759.5 sq. feet)

OVERVIEW

Set in the pleasant Swainshill area of area Herefordshire, approximately 3 miles west of hereford city centre, this delightful detached house offering three reception rooms, conservatory, utility, four bedrooms with en-suite to master bedroom and delightful gardens and ample parking. The property having been further enhanced with a garage conversion allows ample space for either family living or dual family should a potential purchaser require the need to have separate accommodation possibly for elderly parent or teenager.

Amenities close at hand include some lovely countryside walks and of course more facilities are available literally down the road at Kings Acre/whitcross to include choice of shops, Schools and public House.

In more detail the property comprises:
Front door leads to:

Reception Hall

With radiator and wood effect flooring.
Door to:

Living Room

3.87m x 7.42m (12' 8" x 24' 4")
A delightful large room with windows to both front and rear, coving, feature fireplace with coal effect fire, wood effect flooring, large panelled radiators.
Double doors open through to:

Conservatory

4.0m x 3.49m (13' 1" x 11' 5")
Of uPVC double glazed construction on a brick plinth, power, wall mounted heater unit run off the domestic heating system, glass roof, ceramic tiled floor, double glazed double french doors opening out onto garden.

Kitchen/Dining Room

Kitchen Area: 3.19m x 4.12m (10' 6" x 13' 6")
The kitchen is fitted with a range of cream units comprising 1.5 bowl ceramic sink, cupboards below, integrated

dishwasher, range of laminated working surfaces, drawers and cupboards below, further 'L' shaped base unit with drawers and cupboards, full range of eye level wall units, large RangeMaster Toledo double oven cooker with 5 burner gas hob over, hot plates, large part glazed and stainless steel extractor canopy over, American style LG fridge/freezer, range of inset ceiling downlighters and window with outlook to the rear garden.
Archway giving access to:
Dining area: 4.78m x 2.19m (15' 8" x 7' 2")
With radiator, ample power points, inset ceiling downlighters and glazed door giving access to outside.

Utility Area

2.95m x 1.94m (9' 8" x 6' 4")
Having a range of units comprising single drainer stainless steel sink, drawers and cupboards below, range of marinated working surfaces, cupboards under, space and plumbing washing machine and tumble dryer, range of eye level wall cupboards, Worcester gas fired central heating boiler serving domestic hot water and central heating, arched access way with cloaks storage to one side and further cloaks area.
Door giving access to:

Family Room

4.13m x 4.73m (13' 7" x 15' 6")
This area would provide a separate annex if so required. With large panelled radiator, large widow with pleasant outlook to the front, inset ceiling downlighters and door giving access towards the main reception hall.
Door to:

Study

2.06m x 1.53m (6' 9" x 5' 0")
With radiator and window to front.

From the main hallway a door leads to:

Cloakroom

With inset wash hand basin with enclosed low flush WC, mirror back with display lighting, ceramic tiled floor and

chrome ladder style radiator/towel rail.

From the hallway half twist stairs lead to:

FIRST FLOOR

Landing

With airing cupboard with ample shelving.
Door leads to:

Bedroom 1

3.26m x 3.58m (10' 8" x 11' 9")
With wood effect flooring, full length floor to ceiling fitted wardrobe unit with integrated drawers, wardrobes with hanging rails and large window with outlook to the front to open countryside and beyond.
Door to:

En-Suite Shower Room

With fully enclosed large shower with shower boarding, inset ceiling downlighters, enclosed low flush WC and large vanity style wash hand basin with storage beneath.

Bedroom 2

3.39m x 3.59m (11' 1" x 11' 9")
With radiator, power points and double glazed window with outlook to front to open countryside beyond.

Bedroom 3

2.77m x 3.19m (9' 1" x 10' 6")
With radiator, power points and built-in wardrobe unit.

Bedroom 4

2.17m x 2.54m (7' 1" x 8' 4")
With radiator and power points.

Family Bathroom

With jacuzzi style shaped bath, raindrop shower head over, shower boarding surround, large vanity style wash hand basin with storage beneath, enclosed low flush WC, fully tiled

walls, extractor fan and window.

OUTSIDE

The property is approached through double timber gates, with personal access to the side, which gives access onto the tarmacadamed driveway providing ample carparking for numerous vehicles and there is also ample storage to the side ideal for a motorhome sized vehicle. To the one side of the driveway there are ornamental shrubbery borders, further personal timber gate which in turn leads to the very pleasant side garden having timber decking area being an ideal seating area, a herringbone bricked patio area, leading up to the conservatory and from here there is a small ornamental garden walling boundary up to a good size lawned garden with flower and shrubbery borders and a further seating area in one corner with ornamental trees surrounding. The gardens wrap around the rear of the property which has been hard landscaped for ease of maintenance having herringbone bricked pathway leading across the property and three steps leading up to a hardstanding gravelled paved area/BBQ and the garden is pleasantly bordered by timber slatted fencing. Down the far side of the property there is a range of outside storage including three separate storage sheds.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Living Room 3.87m x 7.42m (12'8" x 24'4")
- Conservatory 4.0m x 3.49m (13'1" x 11'5")
- Kitchen 3.19m x 4.12m (10'6" x 13'6")
- Dining Room 4.78m x 2.19m (15'8" x 7'2")
- Utility 2.95m x 1.94m (9'8" x 6'4")
- Family Room 4.13m x 4.73m (13'7" x 15'6")
- Study 2.06m x 1.53m (6'9" x 5'0")
- Bedroom 1. 3.26m x 3.58 (10'8" x 11'9")
- Bedroom 2. 3.39m x 3.59m (11'1" x 11'9")
- Bedroom 3. 2.77m x 3.19m (9'1" x 10'6")
- Bedroom 4. 2.17m x 2.54m (7'1" x 8'4")

And there's more...

- Popular residential area
- Beautiful location
- Family home with potential annex