



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
Council Tax: Band F

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.

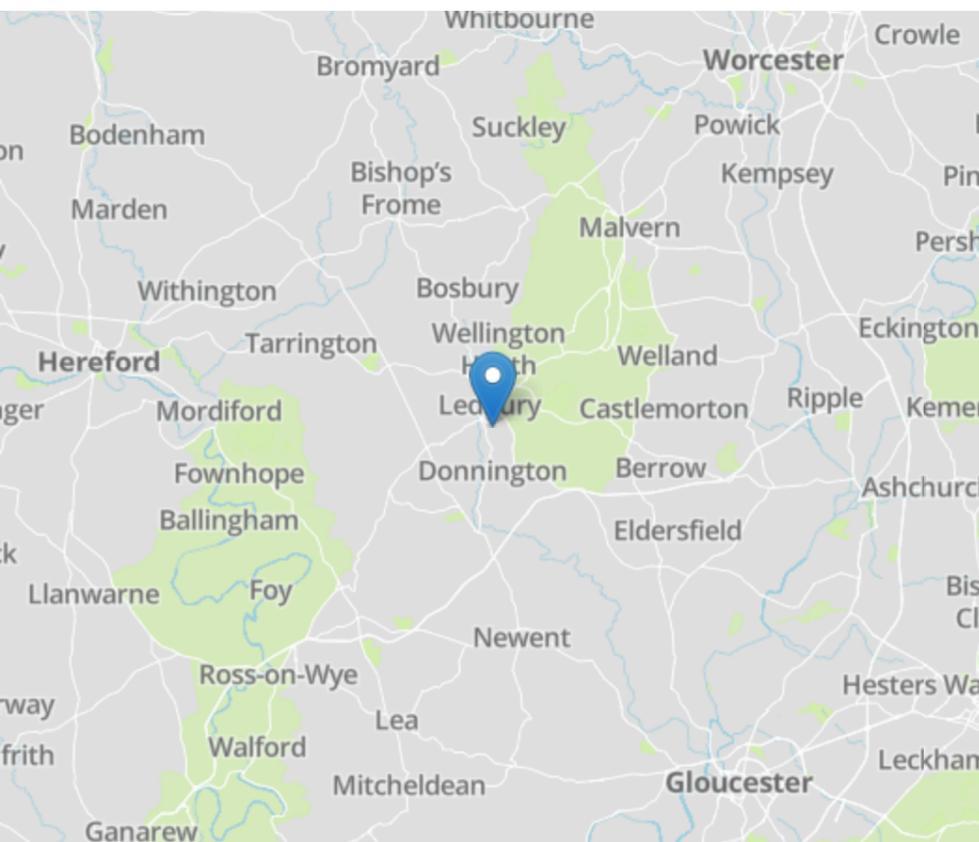
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

9 Haggard Place
Ledbury HR8 2TL
£525,000



DIRECTIONS

From our office continue on the High Street, continue onto The Southend, at the roundabout take the second exit onto Leaddon Way, at the next roundabout take the first left into Kipling Road, take the fifth right into Haggard Place at the T junction turn right and Number 9 can be found at the end of the cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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.



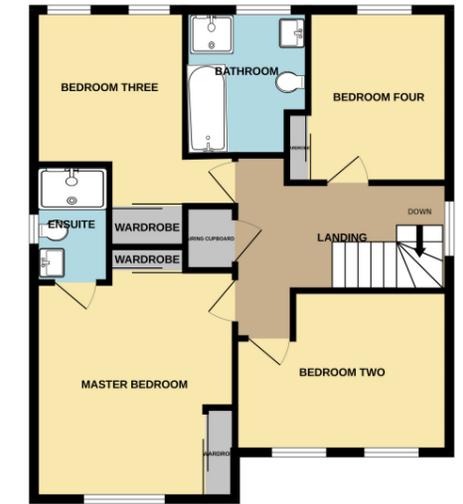
- Set on the outskirts of the Hawk Rise Development.
- An immaculately presented detached house.
- Four double bedrooms.
- Two Bathrooms.
- Large kitchen/dining room.
- Open field views to the front.
- Enclosed Garden.
- Garage and Ample Off Road Parking.



GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.
Made with Metropix ©2026

9 Haggard Place

Situation and Description

Haggard Place is situated on the outskirts of the Hawk Rise development within walking distance of Ledbury town centre. Number 9 can be found at the end of the quiet cul-de-sac with no passing traffic. The property offers immaculately presented accommodation throughout to include lounge, large kitchen/dining room, study, four double bedrooms, two bathrooms, private garden, garage and ample off road parking.

In more detail the accommodation comprises;

Ground Floor

Reception Hall

with radiator, power points, Amtico flooring, stairs to first floor. Doors to:

Cloakroom

with window to side, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan. Door to Understairs Storage Cupboard.

Study

7' 8" x 9' 5" (2.34m x 2.87m) with window to front, radiator, power points.

Lounge

12' 1" x 17' 8" (3.68m x 5.38m) with feature bay window to front, two radiators, power points, T.V point, Amtico flooring.

Large Kitchen/Dining Room

21' 1" x 11' 2" (6.43m x 3.40m) with window to rear, feature bay with full height windows and double doors opening onto the garden, range of worktops with cupboards and drawers under, inset 1/12 bowl sink with drainer, built-in five ring gas hob with stainless steel extractor hood over, eye level double oven, integrated dishwasher, fridge/freezer and wine fridge, eye level wall cupboards, ceiling spot lights, tiled splashbacks, power points, radiator, Amtico flooring. Door to:

Utility Room

5' 1" x 8' 11" (1.55m x 2.72m) with door to rear opening onto the garden, range of worktops with cupboards under, stainless steel sink with drainer, integrated washing machine, space for tumble dryer, eye level wall cupboards, wall mounted Ideal central heating boiler, ceiling spot lights.

First Floor

Spacious Landing

with window to side, hatch to roof space, power points. Door to Airing Cupboard. Doors to:

Master Bedroom

12' 1" x 17' 8" (3.68m x 5.38m) with window to front, radiator, power points, sliding mirrored doors to two built-in wardrobes, air conditioning unit, Door to:

En-Suite

with window to side, shower cubicle, low flush

w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, ceiling spot lights, extractor fan.

Bedroom Two

9' 5" x 13' 4" (2.87m x 4.06m) with two windows to front with views over open fields, radiator, power points.

Bedroom Three

9' 10" x 9' 8" (3.00m x 2.95m) with two windows to rear, radiator, power points, sliding door to built-in wardrobe.

Bedroom Four

8' 0" x 10' 2" (2.44m x 3.10m) with window to rear, radiator, power points, sliding doors to built-in wardrobe.

Bathroom

with window to rear, shower cubicle with rainfall shower head, panelled bath, low flush w.c., pedestal wash. basin, tiled splashbacks, ladder style radiator, extractor fan, ceiling spot lights.

Outside

Approach

The property is approached from Haggard Place via a tarmacadam driveway with parking for several cars, to the front of the property is a further parking space along with well stocked shrub and floral beds with path leading to the front door.

Garage

8' 7" x 16' 9" (2.62m x 5.11m) with up and over door, power and light connected, loft storage.

Garden

The rear garden can be accessed via a wooden side gate and comprises a paved seating area with adjacent lawn and raised Composite decked area. The garden is bound on all sides by fencing and offers considerable privacy.



At a glance...

- Study
7'8 x 9'5 (2.34m x 2.87m)
- Lounge
12'1 x 17'8 (3.68m x 5.38m)
- Large Kitchen/Dining Room
21'1 x 11'2 (6.43m x 3.40m)
- Master Bedroom
12'1 x 17'8 (3.68m x 5.38m)
- Bedroom Two
9'5 x 13'4 (2.87m x 4.06m)
- Bedroom Three
9'10 x 9'8 (3m x 2.95m)
- Bedroom Four
8' x 10'2 (2.44m x 3.10m)
- Garage
8'7 x 16'9 (2.62m x 5.11m)

And there's more...

- Immaculately presented detached house.
- Four Double Bedrooms.
- Two Bathrooms.
- Private South Facing Garden.
- Garage and Ample Off Road Parking.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.