

FOR  
SALE



4 Middle Hill Close, Staunton On Wye HR4 7FN

£675,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in the sought after village of Staunton On Wye, an exclusive development of 4 newly constructed houses providing fantastic modern living & energy efficiency with beautiful countryside views.

4 Middle Hill Close is a sophisticated, four bedroom, detached family home with a detached double garage and fantastic rear garden. The property benefits from spacious living accommodation throughout, 4 bedrooms (2 en-suites), ample parking to the front and stunning views to the rear. The property also has the added benefit of air source under floor heating to the ground floor and solar panels to the south/east facing aspect.

The village of Staunton On Wye offers an active community with primary school, village hall, public house, fantastic countryside walks and easy access to Oakchurch Farmshop.

## POINTS OF INTEREST

- *Exclusive development of 4 new build properties*
- *Fantastic four bedroom detached house*
- *Solar panels, air source heating, energy efficient*
- *Detached double garage & extensive driveway*
- *Sought after village location*
- *10 year structural warranty*



## ROOM DESCRIPTIONS

### Ground floor

With canopy porch with entrance door leading into

### Spacious reception hall

A light and airy entrance hall with hard wood flooring, open staircase leading to the first floor with large under stair storage cupboard housing the underfloor heating manifold and fuse box, recess spotlights, full height double glazed windows to the front aspect and oak doors leading to

### Living room

With hardwood flooring and under floor heating, feature wood burning stove with tiled hearth, bi-folding doors to the rear garden with fantastic views across the garden and open countryside beyond, full height double glazed window to the front aspect, under floor heating thermostat and two ceiling light points.

### Kitchen/dining room

An immaculately presented kitchen with matching matte grey wall and base units, marble effect composite work surfaces with matching upstairs, fitted island with 5 ring induction hob with extractor over, double electric neff oven, neff dishwasher and fridge/freezer, 1 1/2 bowl sink and drainer unit, two double glazed windows to the front aspect, recess spotlights with bi-folding doors to the rear patio coming off the dining space with ceiling light point and doors to

### Study/family room

A flexible space offering a home office/study or a children's playroom with hardwood flooring, ceiling light point, tv and internet points and a tilt and turn door opening out to the rear garden.

### Utility room

With matte grey matching wall and base units, marble effect composite work surfaces, under counter space for washing machine and tumble dryer, integrated fridge and full height freezer, double glazed window to the side and double glazed door out to the rear, hardwood flooring, recess spotlights and door into

### Downstairs W/C

With low flush w/c, wash hand basin with storage below and tiled splashback, double glazed window and recess spotlights.

### First floor landing

A spacious landing space with three windows to the front aspect providing a light and airy space, a feature ceiling light pendant, airing cupboard housing the hot water cylinder, radiator, recess spotlights, loft hatch and doors to

### Master bedroom with dressing area and en-suite

With two double glazed windows to the front aspect, hard wood flooring, ceiling light point, radiator and opening into the Dressing area

With hardwood flooring, ceiling light point, radiator and door into

En-suite shower room

A large walk in shower with mains fitment rainfall shower, low flush w/c, wash hand basin with storage below, chrome heated towel rail, double glazed window, recess spotlights and hardwood flooring.

### Bedroom 2 with en-suite

With hardwood flooring, radiator, dual aspect double glazed windows, ceiling light point and door into Ensuite

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

### Bedroom 3

With dual aspect double glazed windows with views across open countryside and the rear garden, radiator, hard wood flooring and ceiling light point

### Bedroom 4

With hard wood flooring, radiator, two ceiling light points and two double glazed windows to the rear aspect with fantastic countryside views.

### Bathroom

A full suite family bathroom comprising panelled path with with panelled surround, fitted shower cubicle with mains fitment rainfall shower head, low flush w/c, wash hand basin with storage below, chrome heated towel rail, recess spotlights, double glazed window and hard wood flooring.

### Outside

To the rear a large rear garden mainly laid to lawn with a private paved patio area perfect for entertaining south east facing making it the perfect suntrap. There is a side access gate, three outside lights and the rear garden is enclosed by fencing. To the front a large tarmac driveway providing off road parking for several vehicles with useful outside tap and paved pathway leading to the front door. There is a double garage with two up and over doors, light, power and EV charging point. The garage also houses the inverter for the solar panels attached to the rear aspect of the property.

### Directions

Proceed west out of Hereford along Kings Acre Road heading towards the A438 towards Brecon, continue along this road for approximately 9 miles upon reaching Oakchurch Farmshop, take the first exit right immediately after heading into the Village of Staunton On Wye, at the T junction turn left and follow the road down, after a short distance Middle Hill Close is situated on the left hand side.

### Services

Mains electricity and water are connected.

Air source heating.

Solar panels.

Private drainage (A shared sewerage treatment plant).

### General Information

Outgoings

Council Tax Band (to be assessed)

Water and drainage are payable.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

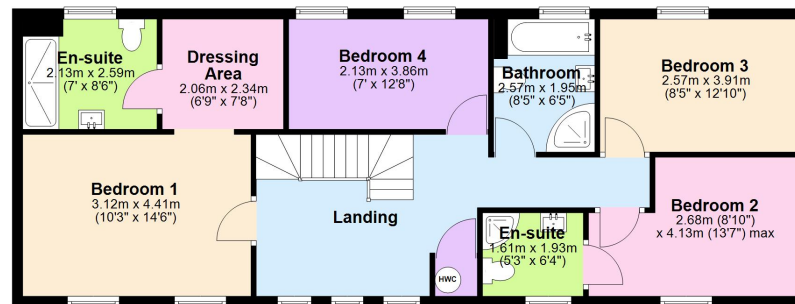
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

**Ground Floor**  
Approx. 112.8 sq. metres (1214.6 sq. feet)



**First Floor**  
Approx. 80.3 sq. metres (864.8 sq. feet)



Total area: approx. 193.2 sq. metres (2079.4 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		96	96
(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			EU Directive 2002/91/EC	