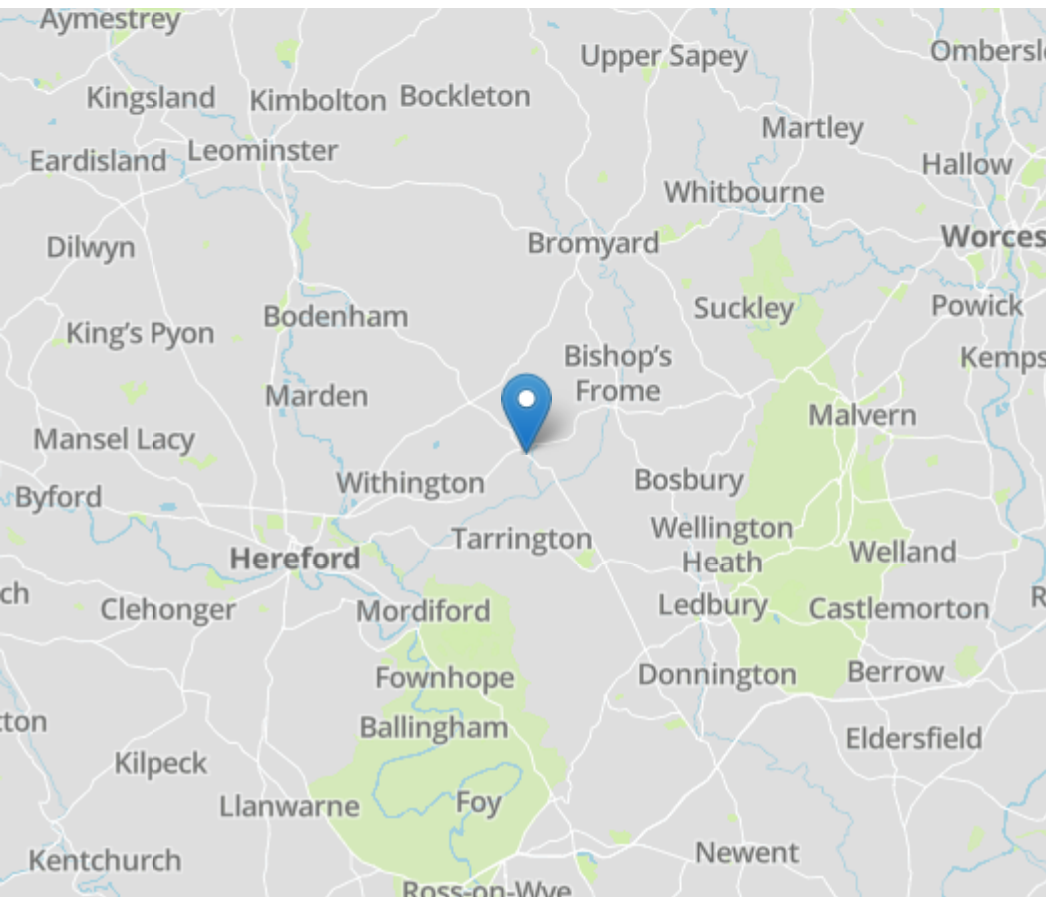




DIRECTIONS

From Ledbury proceed on the Hereford A438, at the Trumpet cross road turn right onto the A417, continue through the village of Ashperton, just before reaching the Newton Cross road the bungalow can be found on the left hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity and water, private drainage.

Fibre Broadband connected via Gigaclear

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		

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.

The Bungalow, Lower Eggleton
Ledbury HR8 2TZ

Guide Price £450,000

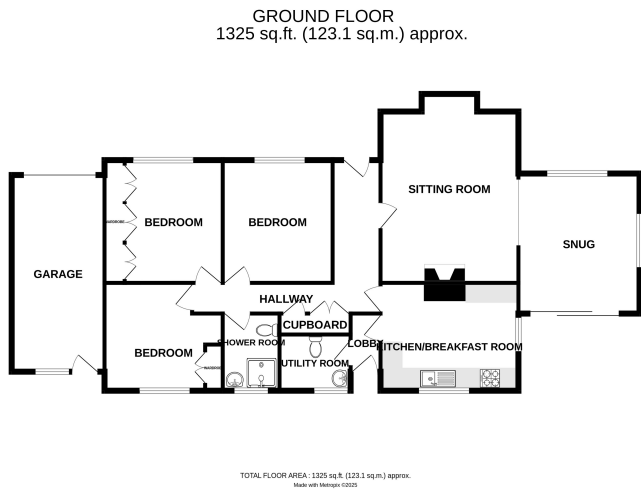
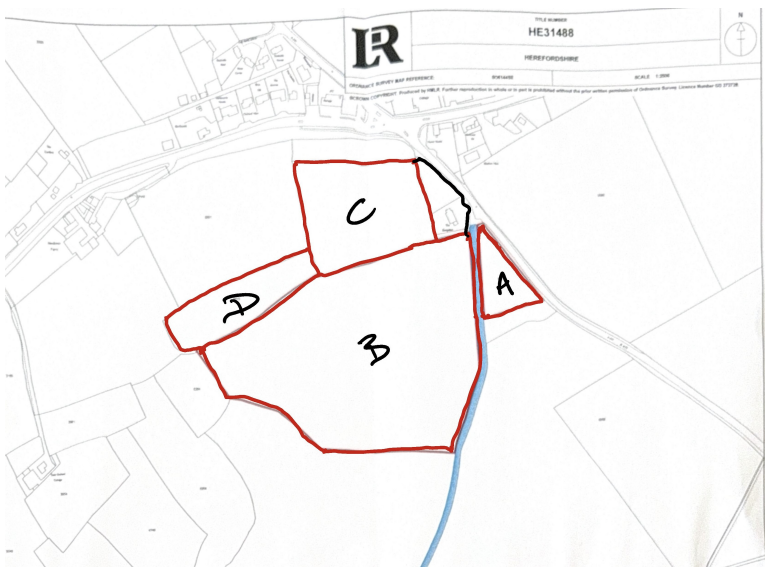


- A Detached Bungalow. • Three Double Bedrooms. • Garage and Ample Off Road Parking. • Solar Panels. • Logisor Infra Red Electric Heating System • Additional 17 acres of woodland and pasture available by separate negotiation

Hereford 01432 343477

Ledbury 01531 631177

Stooke
Hill and
Walshe
.co.uk



Inside

Entrance Hall

with power points, two infra red heating panels, hatch to roof space with ladder and is part boarded, doors to two Storage Cupboards. Doors to:

Lounge/Dining Room

13' 8" x 16' 7" (4.17m x 5.05m) with window enjoying views to the front, power points, T.V point, two infra red panels, Woodburning stove. Archway to:

Sitting Room

11' 11" x 13' 9" (3.63m x 4.19m) with windows to front and side enjoying views over the garden and surrounding fields, sliding patio doors to rear opening onto the patio, power points, two infra red panels.

Kitchen/Breakfast Room

10' 7" x 13' 7" (3.23m x 4.14m) with window to side and rear, range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in ceramic hob with stainless steel extractor hood over, eye

level double oven, wall cupboards including glass fronted display cabinets, space for fridge/freezer and dishwasher, tiled splashbacks, power points, two infra red panel heaters. Door to:

Rear Hall

with door to rear opening onto the garden, infra red panel. Door to:

Utility/Cloakroom

with window to rear, low flush w.c., wash basin, space for washing machine, Fischer Future Heat Aquafficient instant hot water heater, shelving, power points.

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m) with window to front enjoying views over the garden, full wall of fitted wardrobes, power points, infra red panel heater.

Bedroom Two

12' 0" x 10' 10" (3.66m x 3.30m) with window to front, power points, infra red panel heater.

Bedroom Three

10' 7" x 11' 8" (3.23m x 3.56m) with window to rear overlooking the garden,

power points, fitted wardrobes, infra red panel heater.

Bathroom/Wet Room

with window to rear, low flush w.c., vanity unit with wash basin and cupboards under, shower, infra red panel heater, shower boarding.

Outside

Approach

The property is approached via a tarmacadam driveway with parking for several cars, a large lawned foregarden with well stocked shrub and floral beds and established trees.

Garage

with up and over door, power and light connected, pedestrain door to rear.

Garden

The garden wraps around the bunaglow and comprises a large orchard with a vast array of fruit trees, garden sheds. To the rear of the bungalow is a patio with steps leading to a raised lawn, Greenhouse, vegetable patch, well stocked shrubbery borders.

Pasture and Woodland

Avaliable by separate negotiation.

Parcel A: A Triangle of approximately 1acre

Parcel B: Pasture land of approximately 12 acres.

Parcel C: Directly behind the bungalow garden of approximately 3.6 acres

Parcel D: Woodland

Each parcel with have an Uplift clause for furture development.

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.



At a glance...

- ☒ Lounge/Dining Room
13'8 x 16'7 (4.17m x 5.05m)
- ☒ Sitting Room
11'11 x 13'9 (3.63m x 4.19m)
- ☒ Kitchen/Breakfast Room
10'7 x 13'7 (3.23m x 4.14m)
- ☒ Bedroom One
12' x 9'7 (3.66m x 2.92m)
- ☒ Bedroom Two
12' x 10'10 (3.66m x 3.30m)
- ☒ Bedroom Three
10'7 x 11'8 (3.23m x 3.56m)

And there's more...

- ☒ Detached Bunaglow.
- ☒ Three Double Bedrooms.
- ☒ Large Garden and Orchard.
- ☒ Infra red Heating System.
- ☒ Solar Panels.
- ☒ Up to 17 Acres of Pasture and Woodland Avaliable By Separate Negotiations.
- ☒