



3 Cottons Meadow, Kingstone, Hereford HR2 9EW

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An extended, and beautifully maintained, 4 bedroom detached property located in a popular and peaceful residential area comprises; gas central heating, double glazing, downstairs WC, reception room, lounge, open plan snug/dining/kitchen, utility, Master bedroom with en-suite, 3 further double bedrooms and all with built-in wardrobes, family bathroom, garden front and rear with far reaching countryside views, double garage, and ample parking.

£425,000

Situation and Description

The popular village of Kingstone offers an array of amenities to include a post office, GP surgery, public house, primary and secondary schools, and only a short distance away at Allensmore is a One Stop general store, and petrol station Locks Garage which is a local hub, Hereford City being only approximately 6 miles away, the famed book town of Hay On Wye is 15 miles away and the market town of Ross On Wye with its M50 junction being approximately 17 miles away for those wishing to commute.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

An extended, and beautifully maintained, 4 bedroom detached property located in a popular and peaceful residential area comprises; gas central heating, double glazing, downstairs WC, reception room, lounge, open plan snug/dining/kitchen, utility, Master bedroom with en-suite, 3 further double bedrooms and all with built-in wardrobes, family bathroom, garden front and rear with far reaching countryside views, double garage, and ample parking.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

GROUND FLOOR

Entrance Hall

With ceiling light point with dimmer switch, oak engineering flooring, radiator, wall mounted hive thermostat for the central heating system, and full size door opening into an under stairs storage.

Door to:

Reception Room

2.4m x 5.0m (7' 10" x 16' 5")

With continued oak engineered flooring, ceiling light point with dimmer switch, double glazed window to the front elevation, TV point, power points, and telephone point.



Lounge

3.3m x 5.0m (10' 10" x 16' 5")

With continued oak engineering flooring, 2 wall light points, ceiling light point, 2 radiators, 2 TV points, plenty of power points, telephone point, double glazed window to the front elevation and log burning stove inset into a fireplace with and oak mantle over.

Open Plan Dining/Snug/Kitchen

Dining/Entertaining Area:

6.2m x 3.0m (20' 4" x 9' 10")

With continued oak engineered flooring, 2 radiators, 2 ceiling light points, 3 wall light points, and this area is currently being used as a home bar/drinks area with granite working surfaces over 2 base units with soft close doors, space for a fridge.

Two openings lead to:

Kitchen/Snug Area:

3.0m x 7.5m (9' 10" x 24' 7")

Being part of a single storey extension and has a pitched roof, lovey stone look tiled floor, 2 Velux skylights with internal blind, 3 ceiling lights points and feature spotlights over the kitchen surfaces, 2 double glazed windows to the rear elevation, double glazed bi-fold doors to the rear elevation, further granite working surfaces, base units Carron Pheonix double Belfast sink with chrome mixer tap over, granite mantles on windows, full gas Rangemaster cooker, 5 burner hob over, Bosch cooker hood over, space and plumbing for dishwasher, soft close wall and drawers to the base units, and space for fridge freezer.

Opening through to:

Utility Room

2.75m x 1.8m (9' 0" x 5' 11")

With roll top working surfaces over soft close base units, wall mounted units, single bowl stainless steel sink, chrome mixer tap over, space and plumbing for washing machine, space for tumble dryer, radiator, tiled floor, hanging rail for coats, shelving above, and space for boots, tower unit ideal for storage.

Door to:



Downstairs WC

With decorative panelling, continued tiled floor, ceiling light point, double glazed obscured glass window to the side, low level WC, wash hand basin with hot and cold chrome taps over, and radiator.

From the reception hall stairs with fitted carpet leads to:

FIRST FLOOR

Landing

With ceiling light point, loft access, full size door to the airing cupboard housing the Worcester combi boiler which has recently been serviced, carpet flooring, and storage shelving.

Door to:

Master Bedroom

4.5m x 3.4m (14' 9" x 11' 2")

With oak engineered flooring, fitted wardrobe space with hanging rails, storage shelving, double doors and continued oak flooring, and a second door opening through to a further wardrobe space with carpet flooring, hanging rail and shelving.

Door to:

En-Suite

A fully tiled room, shower cubicle with chrome mains shower unit, soft close vanity wash hand basin with chrome mixer tap over, chrome towel radiator, low level WC, mirrored wall mounted vanity space, double glazed obscured glass window at the front elevation, and ceiling light point.

Bedroom 2

2.5m x 4.32m (8' 2" x 14' 2")

With oak engineered flooring, ceiling light point, radiator, double glazed window to the front elevation with far reaching countryside views, set of double doors opening up to the wardrobe space, hanging rail and storage shelving, and ample power points.

Bedroom 3

2.33m x 3.5m (7' 8" x 11' 6")

With oak engineered flooring, ceiling point, west facing double glazed window to the rear elevation with far reaching countryside views, power points and double doors opening into a wardrobe with hanging rail and storage shelving.



OUTSIDE

From the approach onto Cottons Meadow, this property is situated on a small road which is one of just 3 properties. The driveway is suitable for 3 or more vehicles, and from here there is a garage. At the rear there is decking with a timber frame pergola over, patio slabs are across the immediate rear of the property and from here this leads around to a side store. The boundary is brick pillars with fencing, and the garden is of low maintenance, and has the added benefit of an outdoor tap, outdoor power, dispersed flower, shrubbery and ornamental trees, which all add privacy and colour to this garden. The lawned area carpets itself around the property and from here a good size greenhouse, concrete pads which is an ideal potting area and a pathway leads to the other side of the property where there is a low maintenance area created with laid stone which is ideal for outdoor seating with fencing for privacy. There is a gated side passageway which leads to the double garage.

Double Garage

Having 2 up and over doors at the front and a personal double glazed door at the side elevation, inside there is power, lighting, pitched roof creating ideal storage, ceiling light point, tiled floor and a separate consumer unit.

Directions

From Hereford city centre head towards Belmont A465, and continue for approximately 1.1 miles past Belmont turn right signposted Clehonger A4349. After approximately 2 miles turn left on the B4349 towards Hay-on-Wye. As you enter the village of Kingstone, take the first left, then after 200 yards turn left onto Cottons Meadow where you will find the property as indicated by Stooke, Hill and Walshe For Sale board. For those who use 'What3words'///chambers.employers.lock

Services

All mains services are connected to the property.

Tenure

Freehold

Council Tax Band 'E'



Bedroom 4

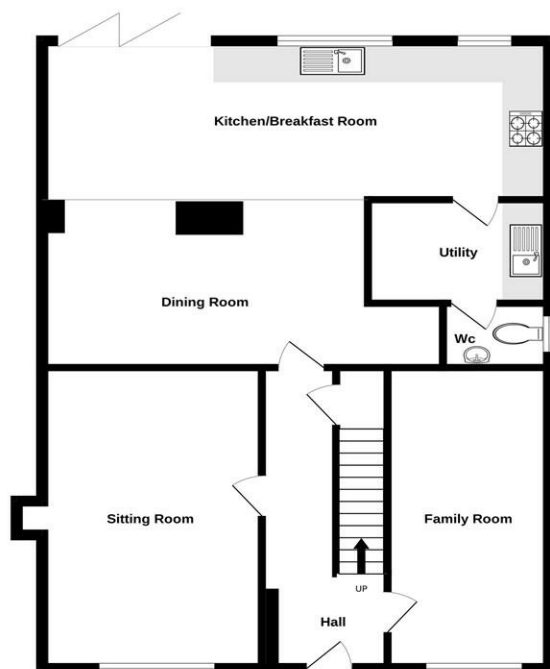
2.5m x 3.5m (8' 2" x 11' 6")

A good size double room with oak engineered flooring, ceiling light point, double glazed window to the rear elevation, radiator, power points and fitted double doors into a wardrobe area with hanging rail and storage shelving.

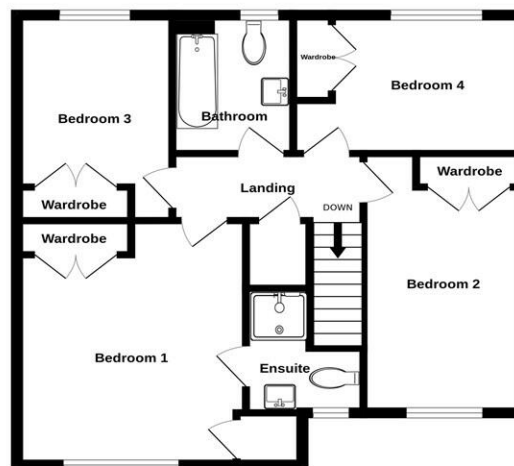
Bathroom

With LVT flooring, ceiling light point, extractor ceiling point, fully tiled surrounding the bath with part tiled walls thereafter, LED feature wall mounted mirror, vanity soft close wash hand basin, low level WC, bath with chrome mixer tap over with mains shower attachment, glass swivel screen, chrome towel radiator, and double glazed obscured glass window to the rear elevation.

Ground Floor
837 sq.ft. (77.8 sq.m.) approx.



1st Floor
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(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	

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