



**Orchard View 1, Meadow Street, Weobley, Hereford
HR4 8FL**

**Stooke
Hill and
Walshe
.co.uk**

Orchard View 1, Meadow Street, Weobley, Hereford HR4 8FL

5 bedroom detached property, extending to approximately 2571 sq ft excluding the garage. Benefitting from gated entrance, detached double garage, open plan contemporary living accommodation, master suite with dressing area and balcony, second bedroom with en-suite, underfloor heating to ground floor, utility room, and large gardens.

£750,000



are:10m x 9.0m (32' 10" x 29' 6")

In more detail each room comprises:

Dining Room

5.18m x 3.24m (17' 0" x 10' 8")

Continued LTV flooring, wall/spot light points, log burning stove with tiled areas behind and below, under floor heating, double glazed window to the front elevation, double glazed windows to the side elevation, double glazed bi-fold doors to the rear elevation onto the patio area.

Kitchen

5.4m x 3.75m (17' 9" x 12' 4")

With space for fridge freezer, granite working surfaces, soft close drawers/cupboards to base units, Siemens 5 ring induction hob, Siemens extractor above, seating area on the island, continued oak architraves around the doors frames, spot lights, interlinked sound system, Caple 1.5 bowl sink and drainer with mixer tap, filter boiling tap, Siemens chest height double oven, Bosch integrated dishwasher, and double glazed windows to the rear and side elevations.

Utility Room

1.8m x 2.8m (5' 11" x 9' 2")

Space and plumbing for washing machine, space for tumble dryer, roll top working surfaces over soft close base units, single bowl sink and drainer, tap over, double glazed window to the front elevation, wall mounted storage cupboard, underfloor heating and double glazed door to the side elevation and to the rear garden.

Power/Plant Room

2.3m x 1.8m (7' 7" x 5' 11")

This room houses the following: consumer unit, fuses for electric goods in the kitchen, central heating boiler, immersion tank, underfloor heating system, storage area, and spot lights.

Snug

5.06m x 3.65m (16' 7" x 12' 0")

Having internal sliding doors, double glazed window side elevation, continued LTV flooring, underfloor heating, spot lights, TV/ethernet cable and wall light points.

From the entrance hall stairs leads to:

FIRST FLOOR

Landing

A beautiful vaulted area with oak architraves and skirting continued, large double

panelled window to the side elevation creating a huge amount of light, double glazed window to the front elevation with far reaching countryside views, fitted carpet, multiple wall lights, smoke alarm, feature floor lighting, and radiator.

Dressing Room To Master Bedroom

3.24m x 2.76m (10' 8" x 9' 1")

Having radiator, sliding doors to wardrobe space, and spot lights.

Door to:

En-Suite

With large double shower cubicle, mains Mira power shower unit over, sliding glass door, chrome towel radiator, low level WC, vanity wash hand basin with mixer tap over and soft close door, oak shelf and extractor fan.

Inner hall leads to:

Master Bedroom

5.66m x 3.95m (18' 7" x 13' 0")

With two radiators, double glazed window to the front elevation, two feature wall light points by the bed area, carpet flooring, ceiling light points, multiple wall light points, multiple power points, oak architraves, TV and telephone point, and vaulted double glazed glass panelled window facing the side elevation with door opening onto a balcony/terrace which has artificial grass, contemporary glass screen, wooden panelling with feature LED lighting.

Bedroom 2

4.76m x 3.7m (15' 7" x 12' 2")

With two wall lights fittings points, ceiling light point, built-in wardrobe with sliding doors, radiator, double glazed window to side and rear elevation, and power points.

Door to:

En-Suite

Having tiled floor and walls, shower cubicle, wash hand basin with mixer taps over, wall mounted LED mirror, low level WC and chrome towel radiator.

Bedroom 3

3.92m x 2.72m (12' 10" x 8' 11")

Double glazed window to the front and side elevation, carpet flooring, ceiling light point, TV/telephone points, fitted wardrobes, and radiator.

Bedroom 4

3.82m x 2.97m (12' 6" x 9' 9")

Having two wall lights fittings points, radiator, double glazed window to the rear and side elevation, built-in wardrobes, and TV/internet access.

Situation and Description

Situated on the fringe of one of Herefordshire's most popular and sought after black and white villages, approximately 11 miles northwest of Hereford City, Weobley village is a well serviced community for amenities having doctors and dentist surgeries, secondary and primary schools, public houses, restaurants and takeaway, one stop shop, post office, coffee house, village hall, churches, beautiful walks and a regular bus service.

OVERVIEW

A Luxurious, individually designed and built by an award winning local Developer approximately 5 years ago, a 5 bedroom detached property, extending to approximately 2571 sq ft excluding the garage. Benefitting from gated entrance, detached double garage, open plan contemporary living accommodation, master suite with dressing area and balcony, second bedroom with en-suite, underfloor heating to ground floor, and large gardens.

In more detail the property comprises:

Composite door at the front elevation leads to:

Entrance Hall

Having a vaulted ceiling, ceiling light point, wall light points, underfloor heating, thermostat, under stairs storage area, luxury vinyl floor tiles which runs throughout the ground floor, oak skirting boards and oak architraves surrounding the doors throughout this property.

Inner Hall

Having double glazed window to the front elevation, continued LVT flooring, and built-in bench ideal for storage as well as seating.

Door to:

Downstairs Shower Room

With continued LVT flooring, chrome towel radiator, spot lights, extractor fan, LED wall mounted mirror, obscured double glazed window to the side elevation, low flush WC, wash hand basin with mixer tap over, part tiled walls, and good sized fully tiled shower cubicle with mains shower unit.

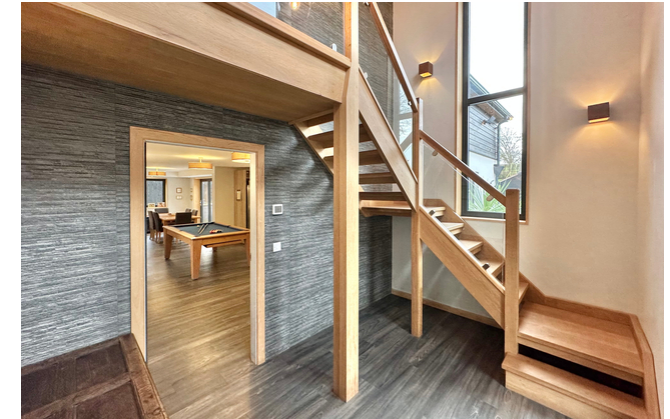
From the entrance hall leads to:

Living Room

7.91m x 4.76m (25' 11" x 15' 7")

With LVT flooring continued, wall light points, ceiling light points, TV/telephone point, wealth of power points.

The downstairs is open plan entertaining area and split into 4 different areas comprising lounge, dining, snug, and kitchen/breakfast area. Over approximate measurements



with a retaining wall and from here there is a blocked paved patio entertaining area which is directly off the dining room. Wooden cladding is fixed to a wall and from here steps lead up to an elevated garden area and from here there is large lawn with fruit trees dispersed, a wooden gate which leads back onto the driveway, hedges to the rear and some quintessential Herefordshire views beyond and looking back to the elevated terrace from the master bedroom. Behind the double garage there is a raised flower bed dispersed with shrubbery and vegetable plots, and from here the gas tank situated on a lawn at the side of the double garage. This garden has outdoor power and at the side of the garage there is a lean-to storage area.

Double Garage

Having one electric door, pitched tiled roof, concrete flooring, storage above with loft ladder, power, and lighting.

Directions

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road, turn next right onto Tillington Road, after approximately 8.5 miles drive through the village of Weobley towards Meadow Street and the property can be found on the left hand side as indicated by the Stooke, Hill and Walshe For Sale Board. For those who use 'What3words'///receiving.grand.awkward

Services

Mains electricity & Drainage, LPG gas fired central heating.

Tenure

Freehold



Bedroom 5

2.97m x 3.08m (9' 9" x 10' 1")

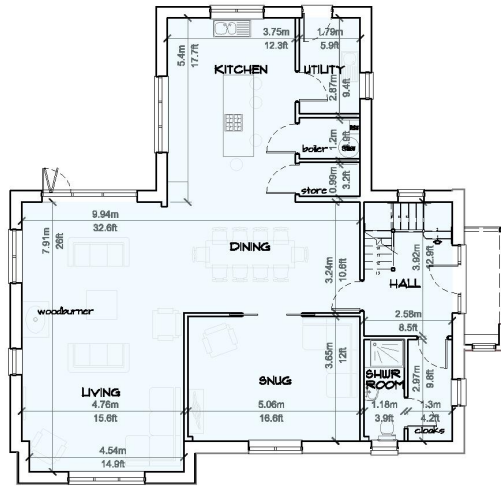
With double glazed window to the side elevation, ceiling light point, two wall lights fittings points, TV/telephone point, power points and door to built-in wardrobe space.

Family Bathroom

With tiled floor and walls, double glazed obscured glass window to the side elevation, chrome towel radiator, low level WC, soft close vanity wash hand basin with mixer tap over, extractor fan, large bath with chrome shower attachment, storage shelving, and LED wall mounted mirror.

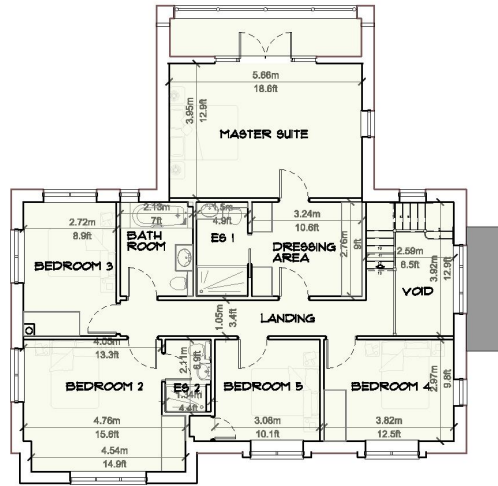
OUTSIDE

The property is approached via electric gates onto a blocked paved driveway, giving parking for approximately 5 vehicles. To the one side of the property there is a large lawn with stone and fencing for the boundary and from here a blocked paved pathway leads around the property where there is outdoor lighting and further lawned area which spans wider towards the rear. At the rear the garden is tiered



GROUND FLOOR PLAN
123 SQ. M - 1326 SQ. FT

TOTAL FLOOR AREA - 239 SQ.M - 2571 SQ.FT



FIRST FLOOR PLAN
116 SQ. M - 1245 SQ. FT

DATE **MAY 19**
SCALE @ A3 **1:100**
DO NOT SCALE FROM THIS DRAWING
DRAWING NO. **5107-34**



PERFECTION HOMES
PROPOSED RESIDENTIAL DEVELOPMENT AT
MEADOW STREET, WEOBLEY HR4 89F
PLOT A - FLOOR PLANS

hookmasonarchitecture
Hook Mason Limited
Studio 2, Thorn Office Centre
Ratharves, Hereford
HR2 6JT
t. 01432 352299
f. 01432 352272
e. info@hookmason.co.uk
w. hookmason.co.uk

MIDDESCRIPTION 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 of 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 fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW
Tel: 01432 343477
Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT
Tel: 01531 631177
Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk