



GENERAL INFORMATION

Tenure
Freehold.

Services
Main electricity and water, oil fired central heating.

Outgoings
Council Tax: Band C

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

1 Putley Green
Putley Ledbury HR8 2QN

£375,000



DIRECTIONS

From Ledbury proceed out of Ledbury on the A438 Hereford Road, at the Trumpet Cross Roads continue straight over, take the first left signposted Putley, then immediately left again, follow this road for approximately 1.5 miles upon reaching the Village Hall turn right and the property can be found on the left hand side as indicated by the For Sale board.



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.



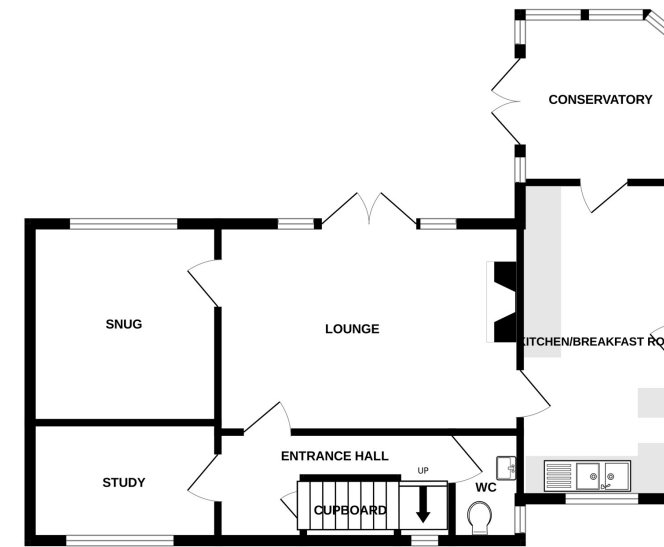
- Spacious Semi-Detached House.
- Three Reception Rooms.
- Conservatory.
- Three Bedrooms.
- Large Garden.
- Ample Off Road Parking.
- Unspoilt views over surrounding countryside.

Hereford 01432 343477

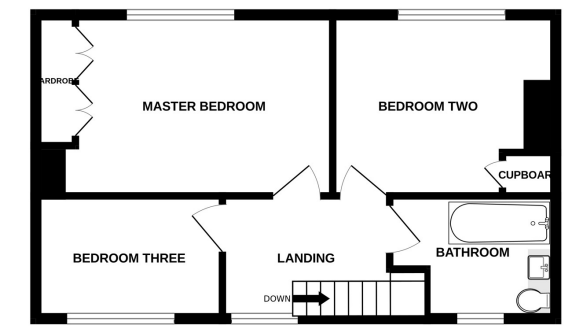
Ledbury 01531 631177



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 sq.m.) approx.
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1 Putley Green

Situation and Description

1 Putley Green is situated within the popular Village of Putley and is surrounded by open countryside. The property offers spacious accommodation to include three reception rooms, three bedrooms, large garden and off road parking for numerous cars.

In more detail the accommodation comprises as follows:

Ground Floor

Reception Hall

with window to front, radiator, power points, door to Understairs Storage Cupboard. Doors to:

Cloakroom

with window to side, low flush w.c., wash basin, tiled splashbacks, radiator.

Study

9' 8" x 6' 5" (2.95m x 1.96m) with window to front, radiator, power points.

Lounge

15' 11" x 11' 1" (4.85m x 3.38m) with windows and double doors opening onto the garden, feature wood burning stove with wooden mantle and tiled hearth, radiator, power points, T.V point, doors to:

Snug

9' 8" x 10' 7" (2.95m x 3.23m) with window to rear overlooking the garden, radiator, power points.

Kitchen/Breakfast Room

8' 6" x 16' 8" (2.59m x 5.08m) with window to front, door and window to side, range of wooden worktops with cupboards and drawers under, double Belfast sink, space for electric cooker, washing machine, tumble dryer and fridge/freezer, eye level wall cupboards, tiled splashbacks, radiator, power points, hatch to roof space, glazed door to:

Conservatory

9' 2" x 8' 9" (2.79m x 2.67m) with double doors to side opening onto the garden, radiator, power points, wall light points.

First Floor

Landing

with window to front with view over the surrounding countryside, hatch to roof space, radiator, power points. Doors to:

Master Bedroom

12' 10" x 9' 8" (3.91m x 2.95m) with picture window to rear enjoying the views over the surrounding countryside, radiator, power points, double doors to built-in wardrobes.

Bedroom Two

11' 10" x 9' 8" (3.61m x 2.95m) with window to rear overlooking the garden and surrounding fields, radiator, power points, door to Storage Cupboard.

Bedroom Three

9' 11" x 6' 8" (3.02m x 2.03m) with window to front, radiator, power points.

Bathroom

with window to front, panelled bath with Triton shower over, vanity unit with inset wash basin with cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, tiled flooring, shaver point, extractor fan.

Outside

Approach

The property is approached from the lane onto a large gravelled driveway with parking for numerous cars, large garden storage shed, small pond and hedging. A step leads down to a pathway.

Garden

The rear garden can be accessed via a wrought iron side gate and comprises a large patio leading to a good size lawn with mature trees inset, well stocked borders, Garden Shed. The garden is bound by mature hedging.



At a glance...

- Study
9'8 x 6'5 (2.95 x 1.96)
- Lounge
15'11 x 11'1 (4.85m x 3.38m)
- Snug
9'8 x 10'7 (2.95m x 3.23m)
- Kitchen/Breakfast Room
8'6 x 16'8 (2.59m x 5.08m)
- Conservatory
9'2 x 8'9 (2.79m x 2.67m)
- Master Bedroom
12'10 x 9'8 (3.91m x 2.95m)
- Bedroom Two
11'10 x 9'8 (3.61m x 2.95m)
- Bedroom Three
9'11 x 6'8 (3.02m x 2.03m)

And there's more...

- Set in a peaceful village location.
- Semi-Detached House.
- Three Reception Rooms.
- Three Bedrooms.
- Large Garden.
- 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.