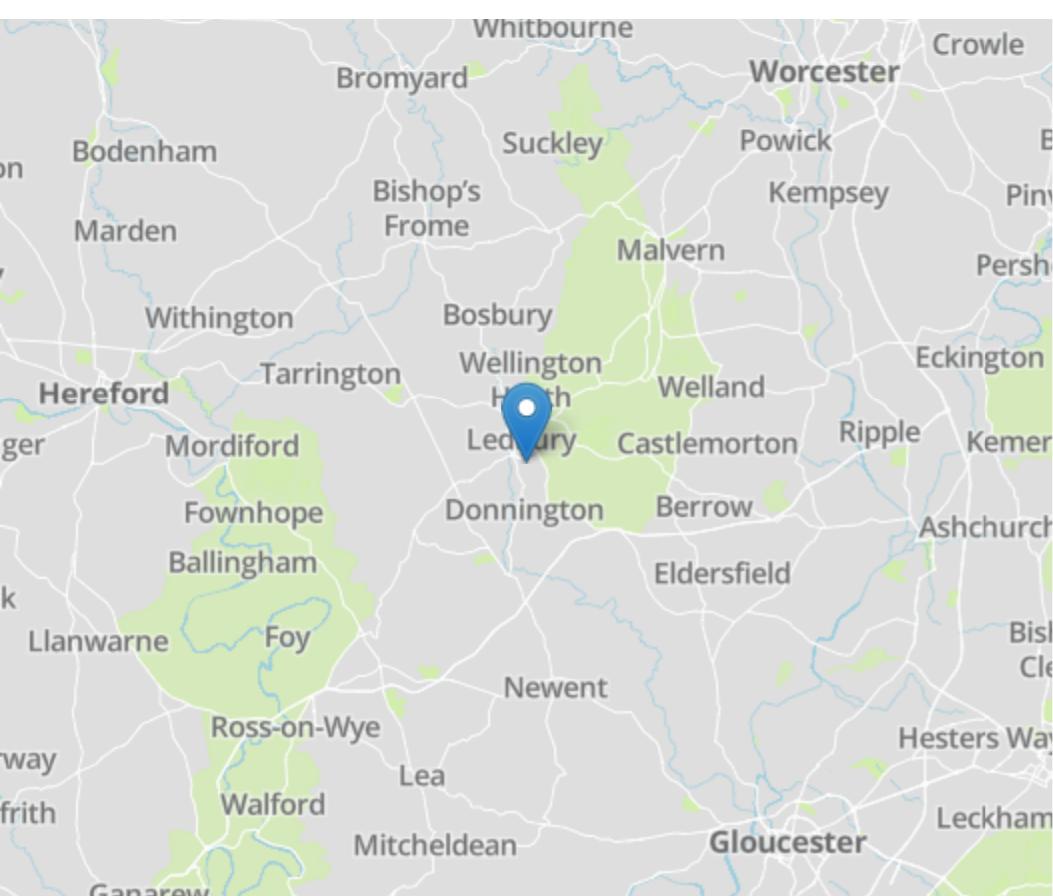




DIRECTIONS

Upon entering the Hawk Rise development, follow the road to the end, at the T junction turn right, take the next left and the property can be found on the right hand side via a private drive. WHAT THREE WORDS: //earphones.unstated.tags



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band F

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.

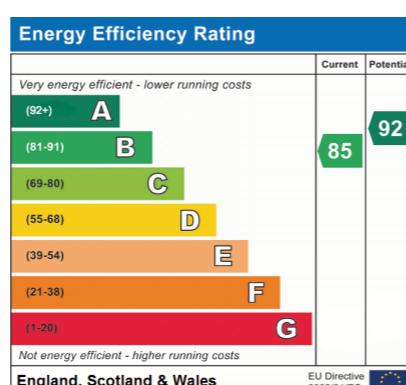
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

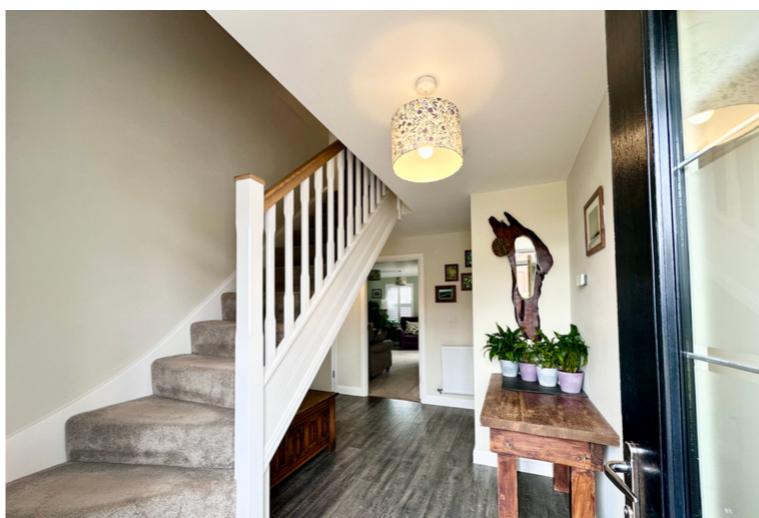
SAT (Remotely) 9.00 am - 12:30 pm



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 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, 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.

**54 Kipling Road
Ledbury HR8 2GU**

£535,000



- Set in a quiet cul-de-sac with views over open fields.
- Immaculately Presented Detached House.
- Large Kitchen/Dining Room.
- Two Reception Rooms.
- Four Double Bedrooms.
- Delightful Well Stocked Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



54 Kipling Road

Situation and Description

54 Kipling Road is situated on the south side of Ledbury on the outskirts of the Hawk Rise development. The property enjoys the benefit of solar panels and EV charging point and offers immaculately presented accommodation throughout to include large kitchen/dining room, two reception rooms, four bedrooms, two bathrooms, well stocked established garden, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, double doors to Storage Cupboard. Doors to:

Cloakroom

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

Study

8' 1" x 9' 5" (2.46m x 2.87m) with window to front, radiator, power points.

Lounge

11' 9" x 17' 11" (3.58m x 5.46m) with window to rear and side with views over the surrounding fields, double doors opening onto the garden, radiator, power points, T.V point.

Large Kitchen/Dining Room

12' 6" x 20' 2" (3.81m x 6.15m) with feature bay window to side, window to front and window to rear overlooking the garden, vast range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in five ring gas hob with stainless steel extractor hood over, eye level AEG double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, wall mounted Ideal central heating boiler, ceiling spot lights, power points, radiator, door to:

Utility Room

5' 6" x 6' 9" (1.68m x 2.06m) with door to rear opening onto the garden, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, eye level wall cupboards, radiator, power points.

First Floor

Landing

with hatch to roof space, radiator, power points, door to Airing Cupboard housing the hot water tank and shelving. Doors to:

Master Bedroom

11' 9" x 9' 4" (3.58m x 2.84m) with window to both sides overlooking the garden and open fields, radiator, power points, double doors to built-in wardrobes. Door to:

En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash hand basin, tiled splashbacks, ladder style radiator, extractor fan, shaver point.

Bedroom Two

17' 1" x 9' 3" (5.21m x 2.82m) with two windows to front enjoying views over the fields, radiator, power points, door to Storage Cupboard.

Bedroom Three

8' 4" x 14' 1" (2.54m x 4.29m) with window to front and side, radiator, power points, door to Storage Cupboard.

Bedroom Four

9' 4" x 10' 8" (2.84m x 3.25m) with window to rear, radiator, power points, double doors to built-in wardrobes.

Bathroom

with window to rear, panelled bath, separate shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, shaver point, ladder style radiator.

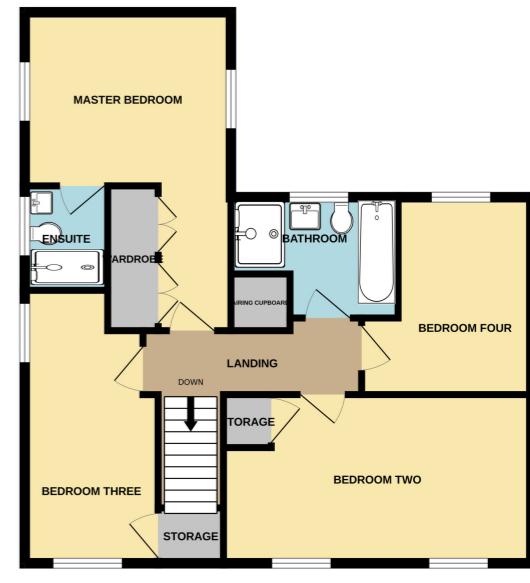
Outside

The property is approached from the main Kipling Road via a private drive leading to three properties, number 54 can be found at the end with a lawned foregarden with well stocked shrub and floral beds, adjacent tarmacadam driveway

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.
Made with Metropix ©2025

and EV charging point.

Garage

9' 0" x 16' 7" (2.74m x 5.05m) with up and over door, power and light connected.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property and comprises a patio with pergola over, adjacent lawn with well stocked established shrub and floral beds, feature pond with water feature, raised vegetable bed. The garden is enclosed on all sides and offers considerable privacy.



At a glance...

- Study 8'1 x 9'5 (2.46m x 2.87m)
- Lounge 11'9 x 17'11 (3.58m x 5.46m)
- Kitchen/Dining Room 12'6 x 20'2 (3.81m x 6.15m)
- Master Bedroom 11'9 x 9'4 (3.58m x 2.84m)
- Bedroom Two 17'1 x 9'3 (5.21m x 2.82m)
- Bedroom Three 8'4 x 14'1 (2.54m x 4.29m)
- Bedroom Four 9'4 x 10'8 (2.84m x 3.25m)
- Garage 9' x 16'7 (2.74m x 5.05m)

And there's more...

- Immaculately Presented.
- Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Established Garden.
- Garage and Off Road Parking.