



Raven Lodge, Tillington, Hereford HR4 8LW

**Stooke
Hill and
Walshe**
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A modern 4 bed, detached bungalow comprising; 3 reception rooms, gas C/H, utility, cloakroom, master with dressing room and en-suite shower room, separate shower room, family bathroom, garage, workshop/second garage, studio, wrap around mature gardens, ample parking to front and rear access with further ample parking. NO ONWARD CHAIN

£615,000



Situation and Description

Located in the heart of this sought after village of Tillington with its very favoured local public house, other amenities include, village shop and post office, rural bus service to the city and is located between two very well renowned golf courses. The village offers a wealth of countryside walks right on the doorstep with both Tillington Common and Badnagh wood being only a short distance away and in the nearby village of Burghill having a primary school, village hall with a selection of clubs, and church

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

OVERVIEW

A modern 4 bed, detached bungalow situated near to the common in the popular village of Tillington, approximately 5 miles northwest of Hereford City, comprising; 3 reception rooms, gas central heating, utility, cloakroom, 4 bedrooms with master having dressing room and en-suite shower room, separate shower and family bathroom, garage, workshop/second garage, studio, wrap around gardens, ample parking to front and rear access with further ample parking.

NO ONWARD CHAIN

In more detail the property comprises:

Front door leads to:

Spacious Reception Hall

7.43m x 5.74m (24' 5" x 18' 10")

With hard wood flooring, radiator, dado rail, large linen cupboard with radiator, further additional 2 storage cupboards, and power points.

Door to:

Living Room

4.32m x 6.49m (14' 2" x 21' 4")

With feature oak fireplace, fitted coal effect gas fire with tiled hearth, coving, inset ceiling downlighters, and large window with pleasant outlook to the front across the common and Credenhill wood in the distance.

Sliding double doors leading to:

Kitchen/Dining Room

6.49m x 4.27m (21' 4" x 14' 0")

Having magnificent vaulted ceiling, with inset skylights providing a huge amount of light and exposed feature oak ceiling timbers, french style doors opening onto rear patio and garden and space for dining table. The kitchen is beautifully fitted with a range of granite working surfaces with cupboards and drawers below, integral 5 burner hob with Neff oven below, extractor canopy over, built-in fridge, corner carousel unit, wealth of eye level store cupboards, island unit housing the 1.5 bowl sink, mixer tap over and granite surround and useful storage to one side, oak and ceramic flooring, and radiator. Part glazed door leading to:

Rear Lobby

1.5m x 2m (4' 11" x 6' 7")

Having access to the garage.

Door leading to:

Cloakroom

1.29m x 1.57m (4' 3" x 5' 2")

With low flush WC, ceramic tiled floor and radiator.

Utility Room

2.91m x 3.64m (9' 7" x 11' 11")

Having a range of units, with laminated working surfaces over, Belfast sink with storage beneath, range of eye level wall cupboards, space for fridge/freezer, radiator, space and plumbing for washing machine, and cupboard housing the Worcester wall mounted combination boiler serving domestic hot water and central heating.

From the kitchen/dining room a door leads to:

Inner Hallway

With radiator, dado rail, and display niche.

Master Bedroom 1

4.27m x 3.56m (14' 0" x 11' 8")

Having window with pleasant outlook to the front towards the common and Credenhill wood in the distance, radiator, power points, and coving.

Archway leading to:

Dressing Room

Having a wealth of 4 double fitted wardrobe units, plus dressing table unit.

Door to:

En-Suite

With central jacuzzi bath with tiled inset surround, his and hers vanity wash hand basins with storage underneath, and mirror over, low flush WC, large ladder style radiator/towel rail, ceramic tiled floor and inset ceiling downlighters.

Bedroom 2

3.11m x 4.60m (10' 2" x 15' 1")

With radiator, power points, inset ceiling downlighters, and large double wardrobe unit with shelving and pull out doors.

Bedroom 3

2.66m x 4.43m (8' 9" x 14' 6")

With full length fitted wardrobe unit to one side with sliding mirror fronted door, radiator, power points, and window with outlook to the rear.

Bedroom 4

2.31m x 3.37m (7' 7" x 11' 1")

With radiator, power points, and window over looking the rear garden.

Separate Shower Room

Having enclosed shower cubicle, with Mira electric shower, ceramic tiled floor, radiator and power points.

Family Bathroom

Nicely fitted with a white suite, comprising, panelled bath, low flush WC, radiator, pedestal wash hand basin, and storage unit to one side.

OUTSIDE

The property is approached from the front, albeit it does enjoy driveways to both the front and rear of the property, but the front driveway which is tarmacadamed leads upto the front of the bungalow and to the double garage. There is a turning area and ample parking for numerous cars, and from here there is a lawned garden area, with flower shrubbery borders and mature hedging, ornamental trees and further shrubbery giving privacy from



power, light, pressurised hot water system to one side and consumer unit for the electricity.

AT THE REAR

Outside Studio

3.25m x 5.06m (10' 8" x 16' 7")

Having inset ceiling downlighters, and would be suitable for a garden office/gym.

Rear Workshop/Garage

5.35m x 5.06m (17' 7" x 16' 7")

Having an electronic roller door, power, light and concrete floor.

Directions

From Stooke, Hill and Walshe office, proceed onto A438 Whitecross Road, at the roundabout take the third exit onto Three Elms Road A4110, at the traffic lights turn left onto A4103 and turn right onto Tillington Road, after approximately 3.5 miles go past The Bell Inn, past the Cricket Club, and at the far end towards the village common the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///[romance.stunning.untruth](https://www.what3words.com/)

Services

Mains electricity, water and gas are connected to the property. Private drainage.

Tenure

Freehold

Council tax band 'E'



the front. Access down the side of the property leads to the rear garden having a raised timber decking area the width of the property. Beyond here there are 3 lawned areas, a timber summer house, and the rear garden has a boundary created from conifer hedging. There is a personal timber gate created within the hedging which then leads to a further area that houses the timber garden workshop, outside general store, and a further door giving rear access to a large studio. Adjoining this, there is an additional double garage, off this area there is a hardstanding area, a single carport, and adjoining further workshop with double doors to the side and in all having outdoor power and lighting. This area has a separate entrance leading out onto a lane at the rear of the property ,which services a small number of neighbouring properties.

Attached Double Garage

5.75m x 4.89m (18' 10" x 16' 1")

Accessed from the front driveway and having double electronic roller door,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(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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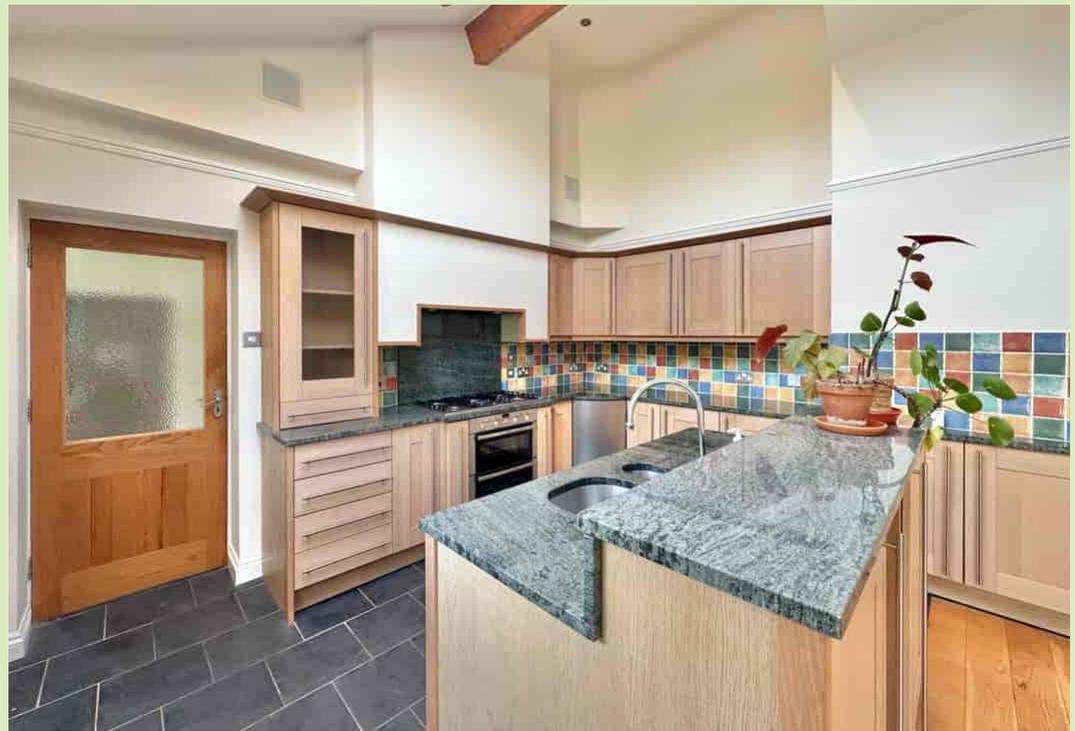
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