



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax band 'D'

**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

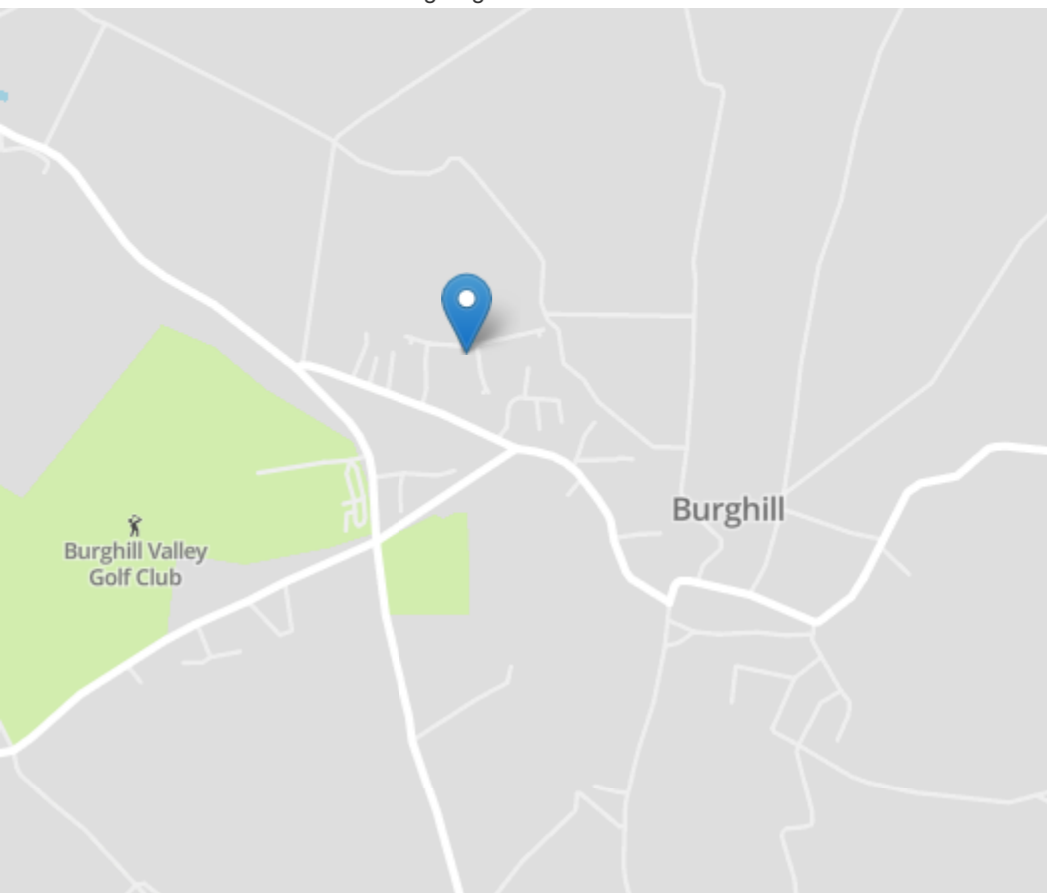
4 Bakers Furlong  
Burghill Hereford HR4 7SB

**Price Guide £495,000**



**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 and first right onto Tillington Road, after approximately 1.8 miles turn right at the cross roads, before Burghill Valley Golf Club, turn left, turn right onto Bakers Furlong, at the end of the cul-de-sac turn left and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///screening.brighter.violinist



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	78
England, Scotland & Wales			

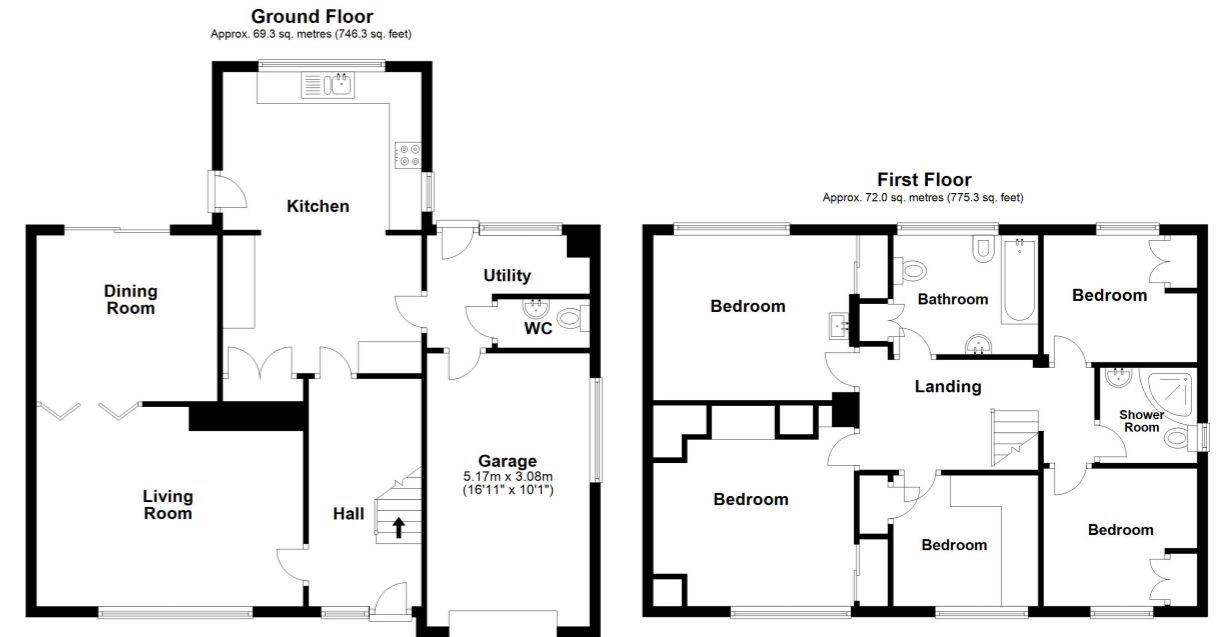
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Extended five bedroom detached property
- Corner position, delightful garden, beautiful views
- Mains drainage, double glazing, gas central heating

**Hereford 01432 343477**

**Ledbury 01531 631177**



Total area: approx. 141.4 sq. metres (1521.6 sq. feet)

## OVERVIEW

An extended and much improved five bed detached house, with two bathrooms, benefiting from full double glazing, gas central heating, good size garden and garage, in a lovely corner position in the cul-de-sac of Bakers Furlong, in the popular village of Burghill approximately five miles northwest of Hereford City.

The villages of Burghill and Tillington enjoy a host of amenities to include, popular golf courses, Bell Inn public house, church, Simpson hall which hosts an array of activities, village shop/post office, primary school, countryside walks and for those who require it a regular bus service to the City of Hereford.

In more detail the property comprises:

### Recessed Entrance Porch

Double glazed front door leads to:

### Reception Hall

With power points and radiator.

Door through to:

### Living Room

3.76m x 5.07m (12' 4" x 16' 8")

With feature fireplace with raised open grate and flue, large double panelled radiator, power points, double glazed window with pleasant outlook to the front.

Sliding double doors open through to:

### Dining/Play Room

3.41m x 3.37m (11' 2" x 11' 1")

With double panelled radiator, power points, double glazed sliding patio doors opening onto rear patio, garden and adjoining fields and farmland. Part glazed door leads to:

### Extended Kitchen/Breakfast Room

5.83m x 3.93m (19' 2" x 12' 11")

Having part vaulted ceiling with exposed timbers, and a beautifully fitted kitchen with white units comprising of 1.5 bowl sink with drawers and cupboards under, working surfaces with a range of drawers and cupboards beneath, 4 ring ceramic hob with stainless steel extractor canopy over, range of eye level wall cupboards, built-in double oven with storage above and below, built-in fridge/freezer, integrated dishwasher, further dresser type unit with drawers and cupboards below and glass fronted display cabinet over, wine rack, wood effect flooring, glazed door giving access to the outside, inset ceiling downlighters, ample power points, cooker point and large double recess china cupboard. Door to:

### Utility Room

2.12m x 3.04m (6' 11" x 10' 0")

With wall mounted Worcester combination gas boiler serving domestic hot water and central heating, space and plumbing for washing machine and tumble dryer, door to garage and door to outside. Door to:

### Cloakroom

With low flush WC, pedestal wash hand basin and window.

Open tread stairs from the reception hall lead to:

## FIRST FLOOR

### Landing

A spacious landing with access to the roof space.

Door to:

### Master Bedroom

3.80m x 3.82m (12' 6" x 12' 6")

Having a wealth of fitted bedroom furniture comprising, his and hers wardrobes, with central bed vestibule, further dressing table with wardrobe surround, recessed wardrobe cupboard, with hanging rail and shelf, radiator, power points and large double glazed window with outlook to the front.

### Bedroom 2

3.18m x 3.80m (10' 5" x 12' 6")

With vanity wash hand basin, recessed wardrobe with sliding door and hanging rail, double glazed window with outlook to the rear garden, orchard beyond and surrounding woodland countryside.

### Bedroom 3

2.90m x 2.62m (9' 6" x 8' 7")

With radiator, power points, fitted bedroom furniture comprising double with central bed vestibule with storage above, further shelving to one corner, radiator and double glazed window.

### Bedroom 4

2.89m x 2.35m (9' 6" x 7' 9")

With radiator, power points, fitted bedroom furniture with double wardrobe, bed vestibule to the side with storage above and further fitted dressing table with shelving above, views to the rear across the orchard.

### Bedroom 5/Office

2.73m x 2.50m (8' 11" x 8' 2")

Currently used as an office, with fitted desk with shelf over, radiator, power points, recessed wardrobe, linen cupboard with shelving and double glazed window with outlook to front.

### Bathroom

2.71m x 2.28m (8' 11" x 7' 6")

Having a white suite comprising enamelled bath with telephone shower attachment over, bidet, low flush WC, pedestal wash hand basin, recessed airing cupboard with lagged hot tank, fitted immersion heater, slatted shelving over and large window.

### Separate Shower Room

With large corner shower with Mira electric shower, pedestal wash hand basin, low flush WC, chrome ladder style radiator/towel rail, fully tiled walls, extractor fan and window to the side elevation.

## OUTSIDE

The property is approached from the end of the cul-de-sac onto a tarmacadamed driveway with parking for two or more cars, and from here there is a large front lawned garden, flower and shrubby borders, bounded by large mature conifers. Access from the driveway gives direct approach to the garage and from here there is access either side of the property, but particularly to the right hand side of the property there is quite a large amount of space suitable for the erection of a carport/garage subject to the necessary building regulations. At the rear and directly off the garage/utility there is a concrete hardstanding and this in turn leads onto a good sized lawn and patio area, mature trees, and a further hard landscaped area off the dining/play room. On the far side of the property there is a large timber lean-to/store, ideal for garden machinery and a timber security gate giving an additional access back to the front of the property. The rear garden is well enclosed with mature hedging and if so desired it could be reduced and would give a fantastic view over the surrounding countryside.

### Garage

5.0m x 3.0m (16' 5" x 9' 10")

With single up and over door, power and light.



## At a glance...

- Living room 3.76m x 5.07m (12'4" x 16'8")
- Dining room 3.41mx 3.37m (11'2" x 11'1")
- Kitchen/breakfast room 5.83m x 3.93m (19'2" x 12'11")
- Utility 2.12m x 3.04m (6'11" x 10'10")
- Bedroom 1. 3.80m x 3.82m (12'6" x 12'6")
- Bedroom 2. 3.80m x 3.18m (10'5" x 12'6")
- Bedroom 3. 2.62m x 2.90m (9'6" x 8'7")
- Bedroom 4. 2.89m x 2.35m (9'6" x 7'9")
- Bedroom 5. 2.73m x 2.50m (8'11" x 8'2")
- Bathroom 2.71m x 2.28m (8'11" x 7'6")
- Garage 5m x 3m (16'5" x 9'10")

## And there's more...

- Popular village with nearby amenities
- Regular bus service
- Beautiful views across surrounding countryside

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.