



7 Round Oak View, Tillington, Hereford HR4 8EQ

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A substantial detached modern property comprising: lounge, separate dining room, study, kitchen, downstairs cloakroom, master bedroom with en-suite shower, 3 further good size bedrooms, family bathroom, gas central heating, gardens front and rear, larger than average double garage and off road parking for 4 vehicles. No onward chain

£625,000



Dining Room

2.91m x 4.24m (9' 7" x 13' 11")

With radiator, power points, coving, and window with outlook to front.

Study

1.96m x 2.85m (6' 5" x 9' 4")

Having radiator, power points and window to rear.

Downstairs Cloakroom

With enclosed low flush WC, vanity style wash hand basin, ceramic floor, part tiled walls, radiator, and extractor fan.

Kitchen

3.94m x 4.23m (12' 11" x 13' 11")

With a recently replaced modern, cream fronted, kitchen and comprising; 1.5 bowl sink with mixer tap over, working surfaces with drawers and cupboards below, integrated dishwasher, built-in Bosch double oven with storage above and below, Bosch 4 burner gas hob with microwave below, integrated fridge/freezer, pantry style unit, a wealth of eye level store cupboards including glass fronted display cupboard, radiator, ample power points, and window with outlook to rear.

Utility Room

2.0m x 1.97m (6' 7" x 6' 6")

Having a matching range of units to the the kitchen and comprising; working surface with circular single drainer stainless steel sink with mixer tap over, space and plumbing for washing machine, storage, wall mounted British Gas combination boiler serving domestic hot water and central heating, tiled surround, radiator, and door to outside.

Stairs from the reception hall leads to:

FIRST FLOOR

Landing

A beautiful gallery design area, and comprising; access to roof space, and large window with pleasant outlook to the front aspect.

Door to:



Master Bedroom Suite

4.70m x 4.14m (15' 5" x 13' 7")

Having a wealth of fitted bedroom furniture to include; his and hers double wardrobe units, bedside cabinets, dressing table unit with drawers, additional linen shelving, radiator, power points, and large window with outlook across the rear garden.

Door to:

En-Suite Shower

With large walk-in shower fully tiled cubicle, vanity style wash hand basin with enclosed matching WC to the side, radiator/towel rail, extractor fan and window.

Bedroom 2

2.96m x 3.90m (9' 9" x 12' 10")

With radiator, power points, built-in double wardrobe cupboard, and window with pleasant westerly outlook to the rear towards woodland and the surrounding countryside.

Bedroom 3

3.16m x 3.91m (10' 4" x 12' 10")

Having built-in double wardrobe cupboard, radiator, power points, and window with outlook to the front elevation.

Bedroom 4

2.69m x 4.71m (8' 10" x 15' 5")

With radiator, power points, and window to front aspect.

Family Bathroom

A newly fitted suite comprising panelled bath with shower over and glazed screen to the side, vanity wash hand basin with matching enclosed low flush WC, fully tiled walls, ceramic tiled floor and large window giving loads of natural daylight.

Situation and Description

Located in the heart of this sought after village of Tillington which is approximately 5.2 miles northwest of Hereford City centre, 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 Badnage 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 OUR YOUTUBE CHANNEL.

OVERVIEW

Set in a small cul-de-sac, in a popular village location, this modern detached property with one owner from new, is coming to the market for the first time since being built in circa 1997 and is being sold with no onward chain. This substantial detached red brick, modern property is in very good order inside and out, and comprises; lounge, separate dining room, study, kitchen, downstairs cloakroom, master bedroom with en-suite shower, 3 further good size bedrooms, family bathroom, gas central heating, front and a south southwesterly facing rear garden, larger than average double garage and off road parking for 4 vehicles.

In more detail the property comprises:

Entrance door at the front aspect leads to:

Reception Hall

Having large under stairs cloaks storage, panelled radiator, and coving.

Door to:

Living Room

3.87m x 6.92m (12' 8" x 22' 8")

With Adam style fireplace with inset coal effect fire, french style patio doors opening onto rear patio and garden, dual windows looking out onto the side and front aspects respectively, 2 panelled radiators, coving and 2 central ceiling lights.



Double Garage

6.10m x 5.82m (20' 0" x 19' 1")
Being of a larger than average size, and having two single up and over doors, loft storage facility, power, light and personal door to the rear.

AGENTS NOTE

SEWERAGE TREATMENT PLANT

There is an annual payment for maintaining and running the communal sewerage treatment plant which payment is due on the 1st April each year. The residents of Round Oak View have a residents group which oversee the annual maintenance and emptying of the sewerage system for the cul-de-sac of 7 properties. The amount is approximately £500. Per household. Per year.

Directions

From Hereford City 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 Public House and after 0.2 mile on the left hand side is the turning onto Round Oak View, and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///never.shipyards.upper

Services

Mains Gas, Electricity, Water are connected to the property. Private drainage system shared between the 7 properties.

Tenure

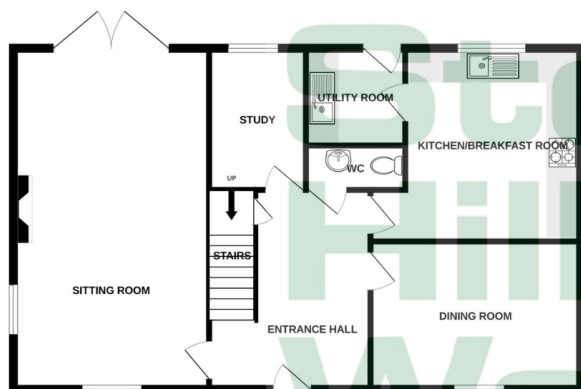
Freehold. Council tax band 'F'



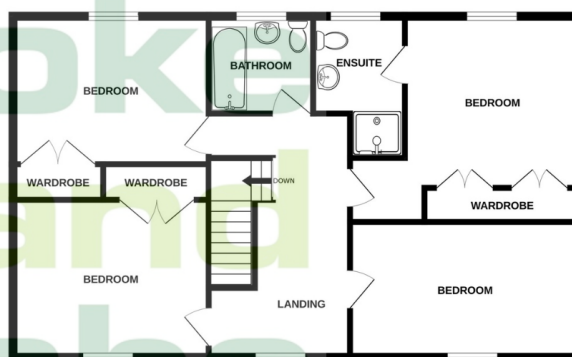
OUTSIDE

The property is approached from the cul-de-sac over a large driveway providing parking for 4 or more vehicles, and in turn leads directly to the double garage. There is a paved pathway leading up to the front door, and the front garden being laid to lawn with a prominent feature ornamental tree, and attractive hedging to one side which creates the boundary. There is a pathway down the side of the property which leads to the south, south westerly facing rear garden being predominantly laid to lawn with flower, shrubbery borders and having a laurel hedge creating the boundary. From here, a personal door accesses back into the garage, and in all the gardens have been immaculately maintained. A large patio area wraps around the corner of the property, and there is a paved area leading from the lounge which subject to any necessary building regulations would be the perfect place for a conservatory/garden room, to enjoy the westerly sunsets.

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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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