



Meadow House, Kingstone, Hereford HR2 9HT

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A very substantial five bedroom, three bathroom, detached property in an idyllic rural location overlooking a common with a very large plot, in this sought after village of Kingstone some six miles southwest of Hereford.

Price Guide £600,000



Situation and Description

The property was built in 1995 of traditional construction, offers gardens and grounds extending to approaching half an acre, and the substantial accommodation offers ideal larger than average family space. Outside there is a separate office pod which is fully insulated and having electric heating and fibre connection and there is also planning for a substantial double garage and workshop with gym and studio above. Being offered for sale with full oil fired central heating and double glazing throughout and the most attractive balcony off the master bedroom suite, viewing is highly recommended.

The village of Kingstone offers a host of amenities together with further facilities at the nearby village of Clehonger, including primary and secondary schools, and for those who require it there is a regular bus service from Kingstone to and from Hereford City.

GROUND FLOOR

Front door leads to:

Galleried Reception Hall

4.16m x 4.86m (13' 8" x 15' 11") With double cloaks cupboard.

Door to:

Downstairs cloakroom

With low flush WC and pedestal wash hand basin.

Glazed door and side panels open through to:

Dining Room

4.19m x 3.27m (13' 9" x 10' 9") With wood effect flooring, radiator, window overlooking the rear garden and coving.

Archway through to:

Living Room

6.50m x 4.20m (21' 4" x 13' 9") With feature fireplace with open grate, marble surround and hearth, coving, two large double panelled radiators, and double doors leading directly back to the reception hall.

Approached from both main hallway and inner hallway door leads to:

Second Reception/Snug

4.23m x 4.21m (13' 11" x 13' 10") With panelled radiator, wood effect flooring and dual windows to both front and side aspects overlooking the front over the common.

Inner Hallway

4.23m x 4.21m (13' 11" x 13' 10") With radiator, ceramic tiled floor, boiler cupboard housing the Worcester freestanding oil fired central heating boiler serving domestic hot water and central heating and stable door giving direct access to the rear garden.

Kitchen/Family Room

5.33m x 4.75m (17' 6" x 15' 7") The kitchen is beautifully fitted with a range of units with granite worktops, comprising large centre island forming a breakfast bar and has a under counter wine fridge, a further wealth of store cupboards, 1.5 bowl sink, drainer to the side, storage beneath, large space for integrated fridge/freezer, wine rack over, full range of eye level wall cupboards, glass display cabinets, built-in microwave, integrated dishwasher, space for range style cooker with large stainless steel canopy over, inset ceiling downlighters and ceramic tiled floor.

Door leads to:

Utility Area

4.0m x 2.0m (13' 1" x 6' 7") With matching units to the kitchen, granite top, 1.5 bowl sink, storage beneath, space and plumbing for washing machine, tumble dryer and half glazed door leads directly outside.

Door to:

Cloakroom

Comprising low flush WC, pedestal wash hand basin and chrome ladder style radiator/towel rail.

Galleried staircase from the reception hall leads to:

FIRST FLOOR

Landing

A large landing area with windows overlooking the front towards the common and the surrounding countryside beyond, large double airing/linen cupboard with ample shelving, access to roof space and recess display areas.

Door to:

Master Bedroom

4.64m x 5.33m (15' 3" x 17' 6") With mirrored door and glazed side panels and two large panelled radiators.

Double doors opening onto:

Balcony

2.0m x 2.7m (6' 7" x 8' 10") With wrought iron surround, suitable to enjoy a coffee and outlook to the common and beyond.

From the master bedroom opening through to:

Large Walk-in Dressing Room

With hatch to roof space, radiator and window with outlook to the rear.

From the master bedroom door leads to:

En-Suite Bathroom

2.10m x 2.90m (6' 11" x 9' 6") Fully equipped with corner shower with tiled surround, enclosed low flush WC, corner jacuzzi bath, corner vanity unit with storage beneath, part tiled wall, ceramic tiled floor and window to rear.

Bedroom 2

3.36m x 3.28m (11' 0" x 10' 9") With recess fitted wardrobe unit, mirrored sliding doors, double panelled radiator and outlook to the front over the common.

Door to:

En-Suite Shower Room

Having large walk-in shower with fully tiled surround, wash hand basin, low flush Wc, ceramic tiled floor and radiator.

Bedroom 3

2.39m x 3.47m (7' 10" x 11' 5") With radiator, power points, window to front and built-in double wardrobe cupboard.

Bedroom 4

3.21m x 3.25m (10' 6" x 10' 8") Having fitted double wardrobe with mirrored front, panelling to one wall, panelled radiator and window overlooking the rear.

Bedroom 5/Office

2.09m x 3.0m (6' 10" x 9' 10") With fitted double wardrobe cupboard.

Family Bathroom

3.0m x 2.94m (9' 10" x 9' 8") With corner shower, with Mira electric shower and tiled surround, low flush WC, panelled bath with tiled surround, pedestal wash hand basin and radiator.



OUTSIDE

The property is approached via a private road which serves just three properties, with Meadow House being at the end. The property is accessed via electric double gates onto its own large gravel driveway, where there is ample parking for numerous vehicles and access to the paddock area as well as the property. The formal gardens are approached from both the front and rear of the property and down the side where there is a timber workshop/garden store, and from here a paved pathway leads around from the side of the property to the rear where there is a paved patio area directly behind the property. Outdoor covered kitchen area, a further outside patio area and hot tub, and in all the property is given privacy by attractive modern fencing. There are two large lawned areas which is separate from the main garden and could be an ideal children's play area, garden store. Access down the side of the property leads to a purpose built office pod, 2,500 litre oil tank for central heating purposes and access to the vegetable garden area with raised beds, greenhouse and in turn access to the large chicken run. Further garden area/paddock and on this area there is permission for a large double garage/workshop with office above and gym and foundations have already been laid and planning permission initiated. The grounds and garden we believe extended to something approaching half an acre.

Outdoor Covered Kitchen Area

Comprising granite worktops, space for gas bbq and pizza area to one side.

Office Pod

3.40m x 5.75m (11' 2" x 18' 10") Being fully insulated, power and light.

AGENTS NOTE:

The water is private borehole which is located on the common and all rights of access for maintenance purposes are granted.

Directions

Proceed from Hereford City onto A49 south, staying in the two right hand lanes towards Belmont Road A465, turn right onto B4349 for approximately 3 miles, turn right at Dean Pool, and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words'////money.nodded.invisible

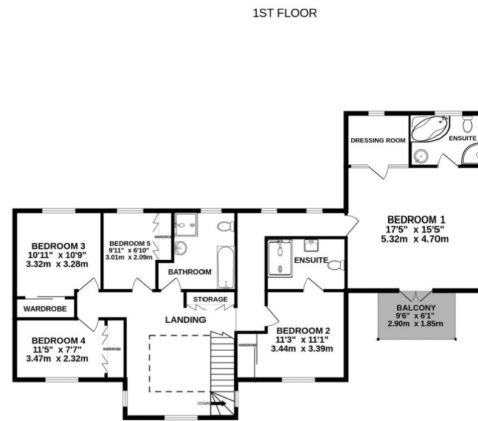
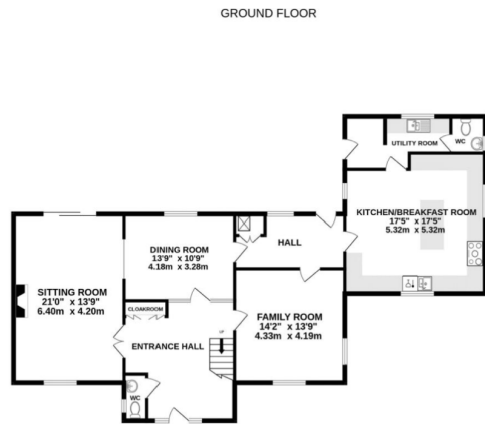
Services

Private borehole. Private drainage. Mains electricity.

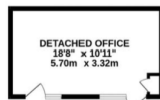
Tenure

Freehold






OUTSIDE



TOTAL FLOOR AREA : 2997 sq.ft. (278.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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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