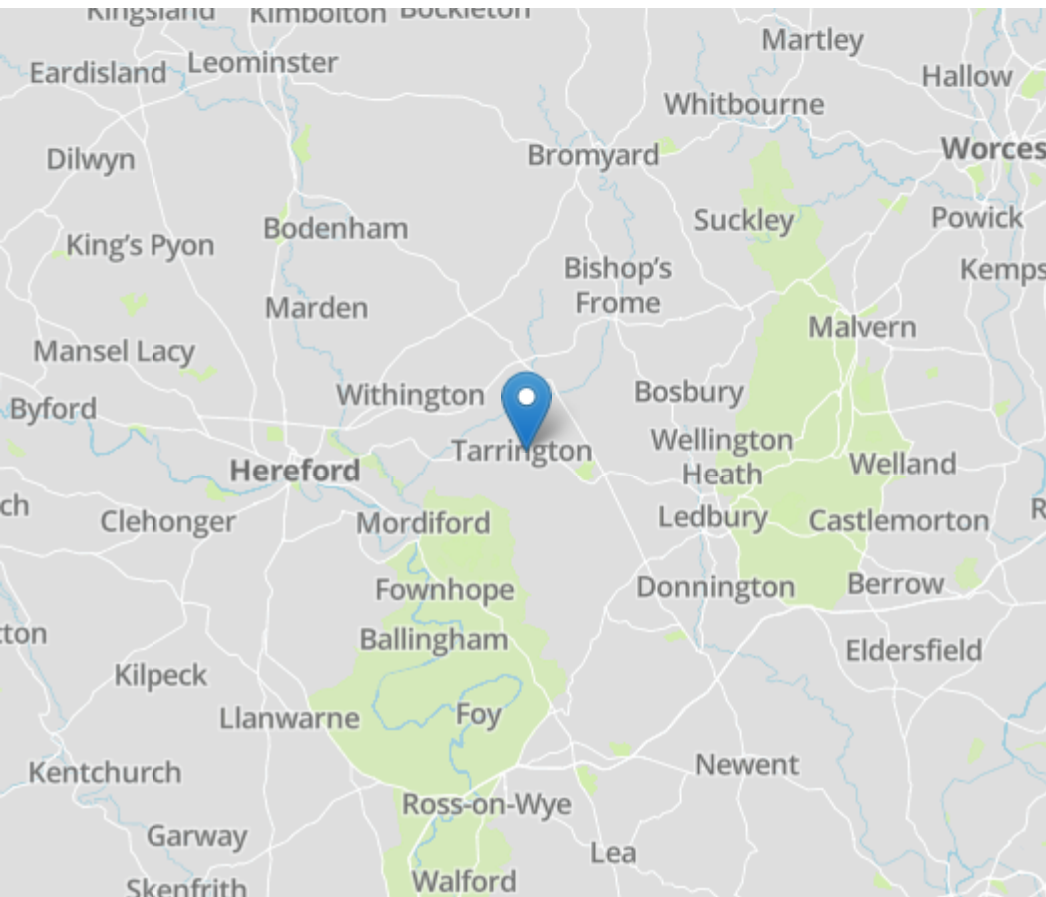




## DIRECTIONS

From Ledbury proceed on the A438 Hereford Road, upon reaching the village of Tarrington after 7 miles turn left just before the Tarrington Arms public house, take the second left and Framfield can be found on the left hand side as indicated by the For Sale board.



## 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](http://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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	58	71
EU Directive 2002/91/EC		

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.

Framfield, Tarrington  
Hereford HR1 4EU

Price Guide £475,000



- Pleasantly located in the heart of the village of Tarrington. • A substantially extended modern house. • Four/Five Bedrooms.
- Enclosed Garden. • Garage and Parking for several vehicles. • Ground Floor Office Suite - with potential for self contained annexe. • No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177







## Framfield

### Situation and Description

Pleasantly located in the heart of Tarrington and enjoying a host of rural amenities within the area this modern four bedroom detached family home offers ideal accommodation for those that require dual family living/office suite as there is a separate ground floor area providing two/three rooms approaching approximately 500sq ft in additional accommodation.

The property also enjoys a pleasant garden position with ample parking to the front for 7 or more cars or caravan/motorhome. All the gardens are prodomently to the side and rear and enjoys the sun for majority of the day. Being sold with no onward chain.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Porch

with hardwood door giving access to:

#### Reception Hall

with radiator, power points, coving, doors to:

#### Shower Room

with low flush w.c., vanity unit with inset wash basin and storage under, shower cubicle with Mira shower, radiator, extractor.

#### Lounge

13' 5" x 23' 5" (4.09m x 7.14m) with large window to front and French sliding doors to rear opening onto a recessed patio area, feature fireplace with open grate, two radiators, power points, T.V point, coving, wall lights.

points. Double doors to;

#### Conservatory

9' 0" x 11' 0" (2.74m x 3.35m) with double doors opening onto the garden, radiator, power points, wall lights.

#### Dining Room

12' 0" into bay window x 14' 0" (3.66m into bay window x 4.27m) with bay window to front, radiator, power points, coving.

#### Kitchen/Breakfast Room

10' 6" x 13' 10" (3.20m x 4.22m) with window to rear, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in four ring ceramic hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, power points, radiator, ceiling spot lights, tiled splashbacks, door to:

#### Utility Room

5' 10" x 6' 5" (1.78m x 1.96m) with window to rear, range of laminate worktops with cupboard under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, Ideal Mexico central heating boiler, tiled splashbacks, radiator. Door to Office area.

### First Floor

#### Landing

with window to front, hatch to roof space, radiator, power points, doors to Airing Cupboard. Doors to:

#### Bedroom One

13' 5" x 12' 10" (4.09m x 3.91m) with window to front, radiator, power points, wall lights, range of

wardrobe.

#### Bedroom Two

13' 11" x 12' 0" (4.24m x 3.66m) with window to front, radiator, power points, range of fitted furniture to include His and Hers wardrobe and dressing table.

#### Bedroom Three

13' 5" x 12' 0" (4.09m x 3.66m) with window to rear, radiator, power points, range of fitted wardrobes.

#### Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m) with window to rear, radiator, power points.

#### Occasional Room/Bedroom 5

21' 10" x 13' 4" (6.65m x 4.06m) with two Velux windows, eaves stoarge, radiator, power points.

### Office Rooms/Self Contained Annexe

#### Inner Hall

Accessed from the main house Utility Room or via a further door giving independent access from outside :

#### Room One

16' 0" x 12' 8" (4.88m x 3.86m) with door to side, sliding patio doors opening onto the garden, radiator, power points. Door to:

#### Large Store Room

5' 0" x 7' 7" (1.52m x 2.31m) with shelving, power points.

#### Room Two

17' 9" x 10' 6" (5.41m x 3.20m) with window to front, radiator, power points, door to Garage.

### Outside

#### Approach

The property is approached from School Lane via a block paved driveway with parking for numeral vehicles, leading to:

#### Garage

11' 2" x 16' 10" (3.40m x 5.13m) with up and over door, power and light connected. Personal door to Office Room.

#### Garden

Accessed via a wooden side gate, the garden wraps around three sides of the property and comprises a patio seating area with adjacent lawn, bound by mature hedging, to the rear of the property is a further patio set under a recessed archway and large Garden Shed. The garden offers considerable privacy.



## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

## At a glance...

- ☒ Lounge  
13'5 x 23'5 (4.09m x 7.14m)
- ☒ Conservatory  
9' x 11' (2.74m x 3.35m)
- ☒ Dining Room  
12' into Bay x 14' (3.66m into bay x 4.27m)
- ☒ Kitchen/Breakfast Room  
10'6 x 13'10 (3.20m x 4.22m)
- ☒ Bedroom One  
13'5 x 12'10 (4.09m x 3.91m)
- ☒ Bedroom Two  
13'11 x 12' (4.24m x 3.66m)
- ☒ Bedroom Three  
13'5 x 12' (4.09m x 3.66m)
- ☒ Bedroom Four  
9'11 x 8'11 (3.02m x 2.72m)
- ☒ Bedroom/Occasional Room  
21'10 x 13'4 (6.65m x 4.06m)
- ☒ Office Room One  
16' x 12'8 (4.88m x 3.86m)
- ☒ Office Room Two  
17'9 x 10'6 (5.41m x 3.20m)

## And there's more...

- ☒ Detached House.
- ☒ Four/Five Bedrooms.
- ☒ Extension with potential for self contained annexe.
- ☒ Enclosed Garden.
- ☒ Garage and Off Road Parking.
- ☒ No Onward Chain.