



## DIRECTIONS

From Hereford City proceed east onto A4103 towards Worcester, turning slightly left onto A465 towards Bromyard, after approximately 5.3 miles at the roundabout take the first exit onto A417 towards Bodenham, take the first turn right, at the junction turn right onto Wilden Bank, and then turn left staying on Wilden Bank and the property can be found on the left hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use "What3words"///twitching.degrading.mango



## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains water, electricity. Oil fired central heating with bunded oil tank. Private drainage.

### 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

### 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+)	56	66
<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		
England, Scotland & Wales		
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.

Oak Lodge,  
Ullingswick Hereford HR1 3JG

£500,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Annex bedroom with bathroom and snug

Hereford 01432 343477

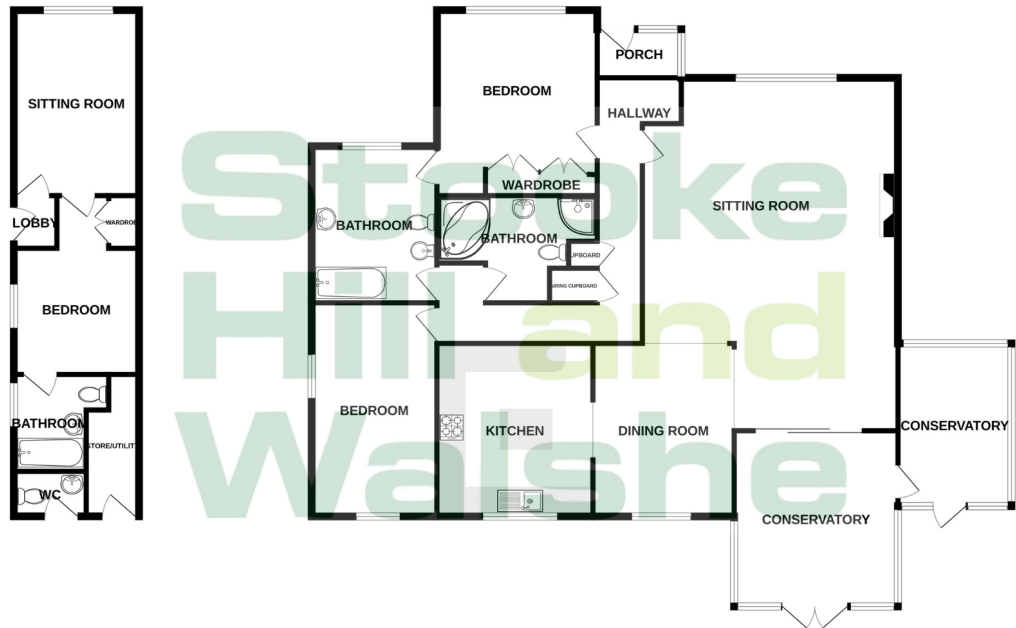
Ledbury 01531 631177





GROUNDFLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
1709 sq.ft. (159.9 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.7 sq.m.) approx.  
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#### OVERVIEW

Situated on a private cul-de-sac, and individually designed, this 3 bedroom detached bungalow to include a ground floor annex comprises; entrance porch, entrance hall, lounge, dining room, kitchen, 2 conservatories, 2 bedrooms to main property, Jack and Jill en-suite, bathroom, annex having hall, snug, bedroom, bathroom, garden, and ample parking. Ullingswick lies to the north east of the City of Hereford in beautiful Herefordshire countryside with its quintessential sweeping views. Both Hereford and the historic market towns of Leominster and Ledbury are within easy distance offering a wide variety of amenities and there is a wider range of retail and cultural therapy in Ludlow, Malvern, Cheltenham and Worcester, plus the area offers a wide range of countryside walks, and is within easy access to the midlands and southeast via M50 and motorway networks making this area a commutable asset.

In more detail the property comprises:

Tiled steps lead up to a double glazed door, at the front elevation, leading to:

#### Entrance Porch

1.125m x 2.06m (3' 8" x 6' 9")  
Having a double glazed window at the side, tiled floor, oak and pine panelling, and oak window panels.  
Oak internal door leads to:

#### Entrance Hall

Having carpet flooring, 2 wall light points, radiator, power points, loft access, internal double glazed window into kitchen, obscured glass internal window into the bathroom, door to storage cupboard and door to airing cupboard.  
Door to:

#### Open Plan Lounge

8.25m x 5.775m (27' 1" x 18' 11")  
A very large lounge comprising carpet flooring, multiple wall light points, ample power points, telephone point, oak feature panelling, pine above, double glazed window to the front elevation, feature chimney breast with electric fire, 2 large radiators, and double glazed sliding patio door leading to conservatory.  
Opening and steps through to:

#### Dining Room

4.0m x 3.25m (13' 1" x 10' 8")  
With pine panelling above, oak feature panelling with a brick feature arch, carpet flooring continued from the lounge, ceiling light point with dimmer switch, 2 wall light points with dimmer switch, radiator, and double glazed window to the rear elevation.

Through the feature arch leads to:

#### Kitchen

3.6m x 4.0m (11' 10" x 13' 1")  
With tiled flooring, multiple ceiling light points, pine panelling above and on the reverse brick wall, radiator, fitted soft close wall, base and drawer units with the kitchen wrapping around with a kitchen island with oak working surface and granite working surfaces over the other units, space for fridge/freezer, integrated freezer, Bosch electric double oven, Bosch electric hob, cooker hood over with splash panelling, sink with routed drainer and mixer tap over, integrated Bosch dishwasher, space and plumbing for washing machine, space for tumble dryer, and double glazed window to the rear elevation.

#### Conservatory

4.35m x 3.5m (14' 3" x 11' 6")  
With lino flooring, pine cladding above, part brick and part uPVC construction with double glazing to the side and rear elevation, double glazed french doors opening out onto the rear garden, ceiling light point, radiator, and power points.  
Double glazed door leads to:

#### Second Additional Summer Room/Conservatory

2.9m x 3.85m (9' 6" x 12' 8")  
With lino flooring, part brick and part uPVC construction, personal door leading to the rear elevation, power, and radiator.

#### Bedroom 1

3.7m x 4.35m (12' 2" x 14' 3")  
With continued carpet flooring from the reception hall, 2 wall light points, fitted storage to include large wardrobes and a chest of drawers, radiator, and double glazed window to the front elevation.  
Two carpeted steps lead to:

#### En-Suite (Jack and Jill)

3.7m x 3.0m (12' 2" x 9' 10")  
With carpet flooring, spot lights and ceiling light point, ceiling extractor fan, double glazed obscured glass to the front elevation, radiator, wash hand basin with chrome mixer tap over and splash tiling, wall mounted feature mirror with lighting, bath with full tiled surround, mixer tap over with shower attachment, and also an electric shower above, low level WC, bidet with splash tiling around and another door leading back into the hall.

#### Bedroom 2

3.00m x 5.0m (9' 10" x 16' 5")  
With dual aspect double glazed windows to both the side and rear, carpet flooring, ceiling light point, radiator, ample power points, TV point, and built-in storage cupboard.

#### Bathroom

With lino flooring, 2 ceiling light points, ceiling extractor point, low flush WC, corner shower cubicle with splash panelling, mains shower unit, glass sliding doors, shaver point, wash hand basin with splash tiling, wall mounted mirror with feature light, further tiling, corner bath with mixer tap and shower attachment over, radiator, and internal obscured glass window into hallway allowing natural light.

#### ANNEX

Historically this would have been a garage which has been converted some years ago.

Separate double glazed door leading from the driveway leads to:

#### Reception Hall

With ceiling light point, carpet flooring, and exposed decorative panels.  
Door leads to:

#### Lounge/Snug

3.0m x 4.3m (9' 10" x 14' 1")  
With carpet flooring, 2 ceiling light points, radiator, double glazed window to the front elevation, ample power points, and TV point.  
Door to:

#### Bedroom

4.2m x 2m (13' 9" x 6' 7")  
With carpet flooring, ceiling light point, power points, TV point, radiator, double glazed window to the side elevation overlooking the driveway, and fitted storage to include wardrobe, hanging rail and storage.  
Door to:

#### Bathroom

2.25m x 1.75m (7' 5" x 5' 9")  
With carpet flooring, ceiling light point, wall light point with shaver point, double glazed obscured glass window to the side elevation overlooking the drive, radiator, wash hand basin with chrome hot and cold tap over, low level WC, and bath with chrome mixer tap and shower attachment over.

#### Garden Outdoor/Indoor WC

At the rear of the property there is a single glazed timber door to a low level WC. With lino flooring, ceiling light point, double glazed obscured glass window to the side elevation, wash hand basin with chrome hot and cold tap over, and splash tiling.

#### OUTSIDE

Located on a private cul-de-sac the property is approached at the front

elevation via a dropped curb which leads onto a large tarmacadamed driveway that would accommodate 5 plus vehicles. The front garden is elevated and has a well maintained large lawned area with shrubs, trees and flowers creating privacy and with the boundary having a retaining wall with steps leading to the front approach. There is an outdoor, tap, lighting, power and an outdoor electric stairlift leading to the upper level of the property. Directly off the conservatory there is a patio area, and the rear garden faces west, where there is multiple seating areas, and there is a stone path with brick paving either side creating a pathway from the front to the rear of the garden. Tall hedging creates privacy, timber constructed single glazed summer house on a concrete base, and from here there is multiple shrubbery, flowerbeds, either side of a lawned area and from here it leads to an outbuilding. The path continues and splits the lawn area, and after going through a timber arch there is a timber constructed potting shed with power, lighting and nearby a greenhouse. Another low maintenance patio seating area and another water tap.

#### Outbuilding

4.8m x 3.25m (15' 9" x 10' 8")  
With power and light, timber construction on a concrete base, pitch roof above, ample power points, ceiling light points, single glazed window to the rear and side, and TV point.



## At a glance...

- ☒ Entrance Porch 1.125m x 2.06m (3' 8" x 6' 9")
- Lounge 8.25m x 5.775m (27' 1" x 18' 11")
- Dining Room 4.0m x 3.25m (13' 1" x 10' 8")
- Kitchen 3.6m x 4.0m (11' 10" x 13' 1")
- Conservatory 4.35m x 3.5m (14' 3" x 11' 6")
- Summer Room/Conservatory 2.9m x 3.85m (9' 6" x 12' 8")
- Bedroom 1. 3.7m x 4.35m (12' 2" x 14' 3")
- En-Suite 3.7m x 3.0m (12' 2" x 9' 10")
- Bedroom 2. 3.00m x 5.0m (9' 10" x 16' 5")
- Annex Area. Lounge/Snug 3.0m x 4.3m (9' 10" x 14' 1")
- Bedroom 4.2m x 2m (13' 9" x 6' 7")
- Bathroom 2.25m x 1.75m (7' 5" x 5' 9")
- Outbuilding 4.8m x 3.25m (15' 9" x 10' 8")

## And there's more...

- ☒ Quintessential Herefordshire countryside
- ☒ Cul-de-sac setting
- ☒ Commutable area