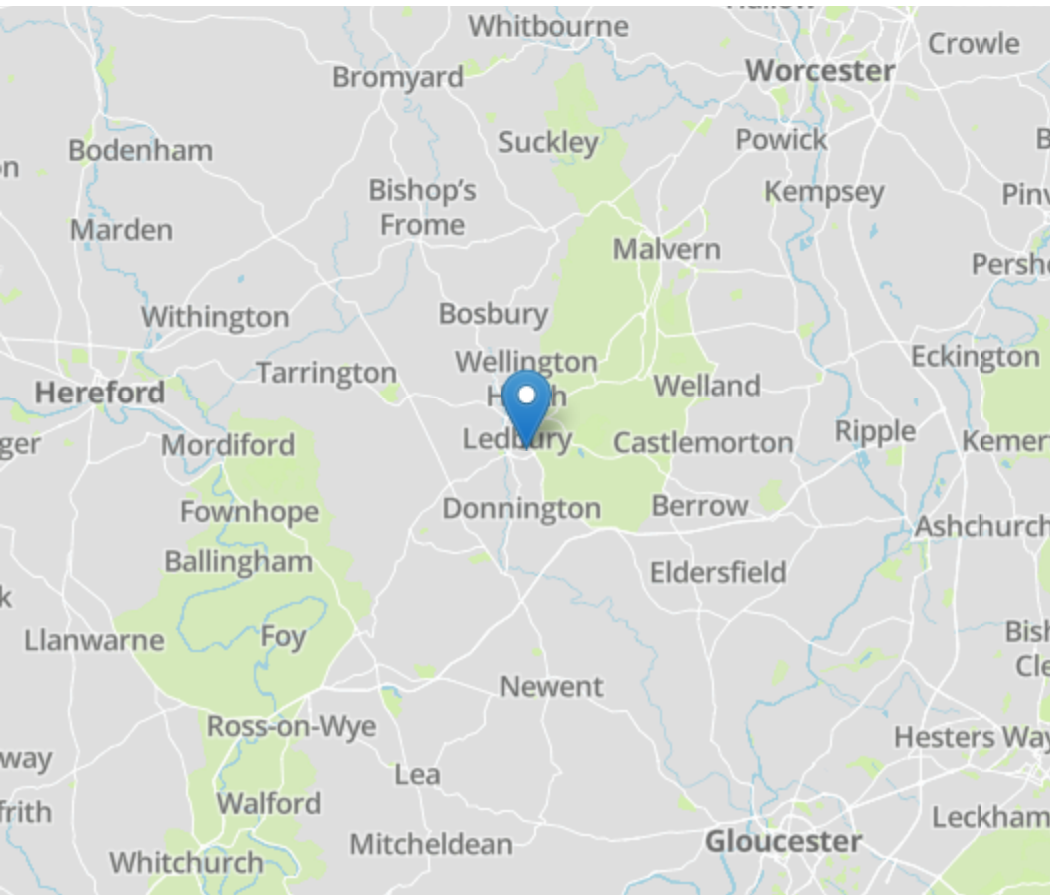




## DIRECTIONS

From our office proceed on the High Street, at the traffic lights continue onto The Southend, turn right into Biddulph Way, take the second right into Blenheim Close then first right into Newton Close where the property can be found at the end of the cul-de-sac as indicated by the For Sale board.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band E

### 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+)	69	83		
<b>A</b>				
(81-91)				
<b>B</b>				
(69-80)				
<b>C</b>	69	83		
(55-68)				
<b>D</b>				
(39-54)				
<b>E</b>				
(21-38)	69	83		
<b>F</b>				
(1-20)				
<b>G</b>	69	83		
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.

14 Newton Close  
Ledbury HR8 2XG

£420,000



- Set in a quiet cul-de-sac location within easy access to Ledbury town centre.
- A spacious detached house.
- Two Reception Rooms.
- Four Double Bedrooms.
- Large, established garden.
- Garage and ample off road parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177







## 14 Newton Close

### Situation and Description

Newton Close is located on the popular Deer Park estate on the south side of Ledbury. The property offers well maintained and spacious detached house offering two reception rooms, four double bedrooms, large, established garden, garage and ample off road parking.

In more details the accommodation comprises:

### Ground Floor

#### Reception Hall

with window to side, radiator, power points, door to Understairs Storage Cupboard, doors to:

#### Cloakroom

with window to front, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Kitchen

8' 6" x 13' 4" (2.59m x 4.06m) with window to front and door to side, range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards with glass fronted display cabinets, wall mounted

Worcester central heating boiler, power points, tiled splashbacks.

#### Dining Room

11' 9" x 10' 0" (3.58m x 3.05m) with window to rear overlooking the garden, radiator, power points, sliding doors to:

#### Lounge

11' 4" x 15' 11" (3.45m x 4.85m) with window to side, feature Adam style fireplace with tiled hearth and wooden mantle, radiator, power points, T.V point, door to Reception Hall. Sliding patio door to:

#### Conservatory

with door to side opening onto the garden, radiator, power points.

### First Floor

#### Landing

with hatch to roof space, door to Airing Cupboard with radiator and shelving. Doors to:

#### Bedroom One

13' 11" x 11' 0" (4.24m x 3.35m) with window to rear, radiator, power points, range of fitted furniture to include wardrobes, overhead cupboards.

#### Bedroom Two

8' 3" x 12' 7" (2.51m x 3.84m) with radiator, power points, range of fitted furnitures, window and door to front opening onto:

#### Balcony

with wrought iron fence and views over the cul-de-sac.

#### Bedroom Three

9' 4" x 9' 0" (2.84m x 2.74m) with window to rear, radiator, power points, range of fitted furniture.

#### Bedroom Four

12' 1" x 7' 1" (3.68m x 2.16m) with window to front, radiator, power points.

#### Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

The property is approached from Newton Close via a block paved drive with parking for several cars, leading to:

#### Garage

with up and over door, power and light

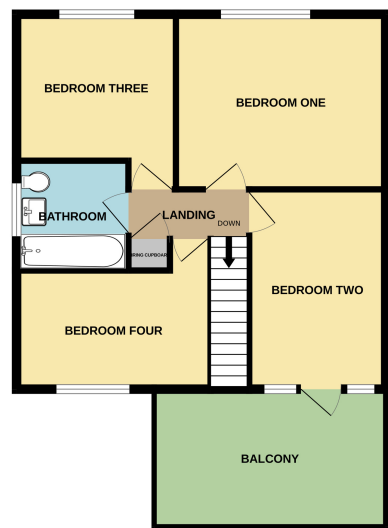
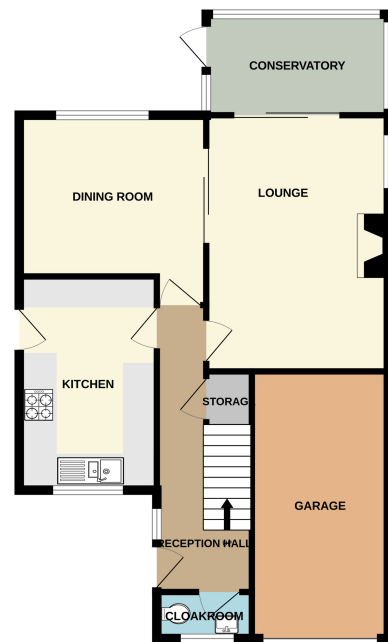
connected.

### Garden

The garden can be accessed via a wrought iron gate to the side which leads to a paved area accessed from the Kitchen, this in turn opens up to the main garden which forms a delightful fetature of the property, with large patio, edged by well stocked raised shrub and floral beds, steps lead to an extensive lawn with established floral borders and large Summer House. A rear gate leads to a further storgae area. The garden is bound on all sides and offers security for both pets and children.

## 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.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.  
Made with Metropix ©2025



## At a glance...

- ☒ Kitchen  
8'6 x 13'4 (2.59m x 4.06m)
- ☒ Dining Room  
11'9 x 10' (3.58m x 3.05m)
- ☒ Lounge  
11'4 x 15'11 (3.45m x 4.85m)
- ☒ Bedroom One  
13'11 x 11' (4.24m x 3.35m)
- ☒ Bedroom Two  
8'3 x 12'7 (2.51m x 3.84m)
- ☒ Bedroom Three  
9'4 x 9' (2.84m x 2.74m)
- ☒ Bedroom Four  
12'1 x 7'1 (3.68m x 2.16m)

## And there's more...

- ☒ Spacious Detached House.
- ☒ Two Reception Rooms.
- ☒ Conservatory.
- ☒ Four Double Bedrooms.
- ☒ Extensive, established garden.
- ☒ Garage and Ample Off Road Parking.
- ☒ No Onward Chain.