

FOR  
SALE



2 Middle Hill Close, Staunton On Wye, Herefordshire HR4 7FN

£370,000 - Freehold

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## PROPERTY SUMMARY

Situated in the sought after village of Staunton On Wye, an exclusive development of 4 newly constructed houses providing fantastic, modern living & energy efficiency with beautiful countryside views.

Numbers 2 & 3 Middle Hill Close are two sophisticated, semi detached homes offering open plan living space to the ground floor with two large double bedrooms to the first floor. The properties benefit from ample driveway parking, single garage with EV charging point, enclosed rear gardens with lovely countryside views, solar panels and air source heating.

The village of Staunton On Wye offers an active community with primary school, village hall, public house, fantastic countryside walks and easy access to Oakchurch Farmshop.

## POINTS OF INTEREST

- *Sought after village location*
- *Exclusive development of 4 new build properties*
- *Two double bedroom, semi detached house*
- *Single garage & ample driveway parking*
- *Air source heating, solar panels, highly energy efficient*
- *Fantastic countryside views*



## ROOM DESCRIPTIONS

### Ground floor

With canopy entrance porch and entrance door into

### Entrance hall

With hardwood flooring, underfloor heating thermostat, stairs leading up, recess spotlights, useful under stair storage cupboard with fuse box and under floor heating manifold with doors to

### Downstairs W/C

Two piece white suite comprising low flush w/c, wash hand basin with storage below, recess spotlights, extractor and hard wood flooring.

### Kitchen

An immaculately fitted kitchen with matte grey wall and base units, marble effect composite work surfaces with upstands, 4 ring neff induction hob with extractor over and electric neff oven below, integrated fridge/freezer, dishwasher and washer/dryer, sink and drainer unit, recess spotlights, double glazed window to the side aspect and a full height window/ door to the front with opening into the

### Living/dining room

With hardwood flooring, two ceiling light points, double glazed window to the rear with views across the garden and countryside beyond, double glazed French doors opening out onto the rear patio area, feature wood burning stove with tiled hearth and oak door leading back into the entrance hallway

### First floor landing

With hardwood flooring, radiator, double glazed windows central heating thermostat, airing cupboard housing the hot water cylinder and doors to

### Bedroom 1

With hardwood flooring, radiator, ceiling light point and double glazed window to the rear aspect with fantastic countryside views.

### Bedroom 2

With hardwood flooring, radiator, double glazed window to the front aspect and ceiling light points.

### Bathroom

A full suite comprising panelled bath, fitted corner shower cubicle with mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage below and touch mirror above, chrome heated towel rail, recess spotlights and hardwood flooring.

### Outside

To the rear the French doors open out on to the paved patio area south facing making it a perfect suntrap/entertaining space, a small area of stone with paved pathway leading to the side access gate while the remainder of the garden is laid to lawn and enclosed by fencing. To the front a tarmacadam driveway providing off road parking for several vehicles with a paved pathway leading to the front door and side access gate. There are two small lawned areas with useful outside tap.

Garage with up and over door to the front, light, power and ev charging point with solar panel inverter.

### Directions

Proceed west out of Hereford along Kings Acre Road heading towards the A438 towards Brecon, continue along this road for approximately 9 miles upon reaching Oakchurch Farmshop, take the first exit right immediately after heading into the Village of Staunton On Wye, at the T junction turn left and follow the road down, after a short distance Middle Hill Close is situated on the left hand side.

### Services

Mains electricity and water are connected.

Air source heating.

Solar panels.

Private drainage (A shared sewerage treatment plant).

### General Information

Tenure & Possession

Freehold - vacant possession on completion.

Council Tax Band

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

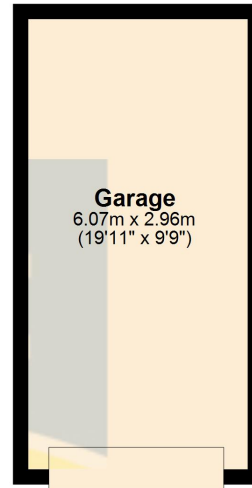
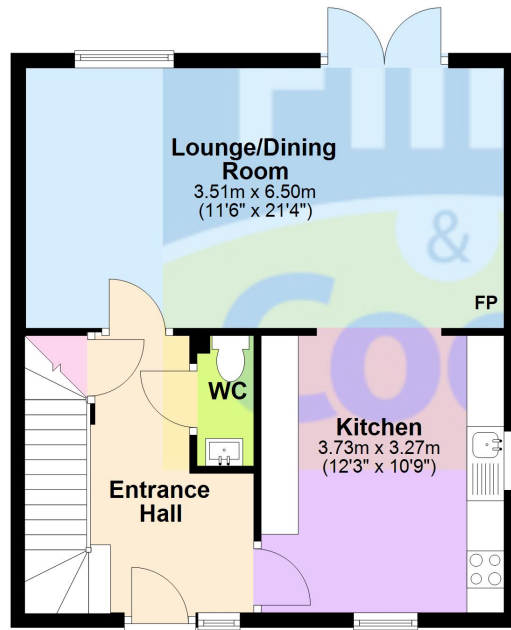
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

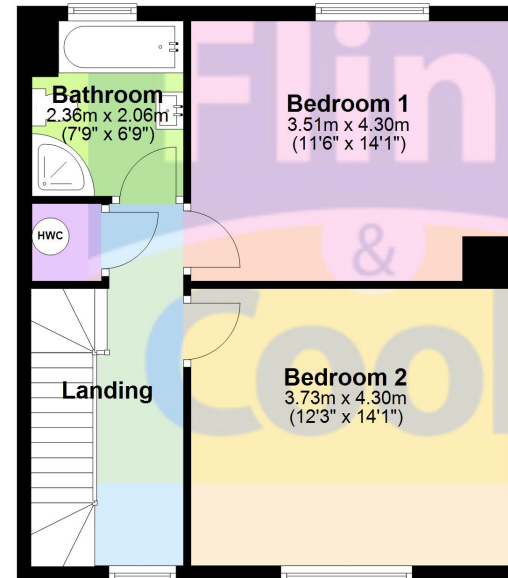
### Ground Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 112.8 sq. metres (1213.9 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			94	95
(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			EU Directive 2002/91/EC	