

FOR  
SALE



Stockbrook, Fownhope, Hereford HR1 4PS

£575,000 - Freehold

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## PROPERTY SUMMARY

An individually designed detached property, in a convenient and sought-after village location, 4 bedrooms, triple garage and attractive gardens.

This attractive modern detached house occupies a slightly elevated location within the heart of the highly favoured village of Fownhope, in a Conservation Area, and well placed for access to the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles) and the M50 motorway link (jct 3).

Fownhope is a very well serviced village within which there is a shop/post office, butchers, doctors surgery, church, 2 public houses, an exclusive health and leisure complex (Wye Leisure), bus service, village hall and sports playing field, primary school and the property is also in the catchment area for Bishops secondary school.

Constructed in the mid 1970s, the property provides spacious and well planned accommodation (which extends to approximately 2025 sq ft), with oil central heating, replacement triple glazing, and is ideal for family purpose, having a large garage (with scope for conversion into a home office/studio/annexe etc - subject to planning), and there is a lovely garden, which is south facing to the rear.

## POINTS OF INTEREST

- *Individual detached house*
- *Convenient village location*
- *4 Bedrooms*
- *Close to amenities*
- *Triple garage*
- *Lovely garden*
- *Triple Glazing*
- *Viewing advised*



## ROOM DESCRIPTIONS

### **Recessed entrance porch**

Door leading to

### **Spacious reception hall**

Radiator, double glazed patio doors to a rear recessed canopy.

### **Large lounge**

Feature stonework, raised hearth, radiator, bow double glazed window, with sun canopy, to the rear, archway to

### **Dining room**

Radiator, window to side, double doors to the lean-to Garden Room and door to the

### **Kitchen**

Fitted with range of pine-style base and wall mounted units with worksurfaces and tiled splashbacks, radiator, 1 1/2 bowl sink unit, 3 windows, door to

### **Utility room**

Plumbing for washing machine, door to front.

**A staircase leads from the reception hall to the**

### **First floor landing**

Window to front, hatch to roof space, radiator, built-in airing cupboard with hot water cylinder.

### **Bedroom 1**

Range of built-in wardrobes with connecting dressing table, 2 radiators, 2 windows to rear, built-in wardrobe.

### **Bedroom 2**

Built-in wardrobes, radiator, windows to rear and side.

### **Bedroom 3**

Built-in wardrobe, radiator, windows to side and rear.

### **Bedroom 4**

Storage cupboard, radiator, window to rear.

### **Outside**

The property is approached via a splayed entrance with stone retaining wall, and double gates leading to a gravelled parking and turning area, and there is a triple Garage with 2 up-and-over doors, light and power - the garage has the possibility of conversion into a home office/studio/annexe (subject to the necessary planning permission).

There is an elevated front garden, lawned with retaining wall and a range of ornamental shrubs. There is access to either side of the property.

To one side there is an enclosed courtyard with storage shed and oil storage tank.

There is a lovely rear garden, which is south facing, and looks directly to St Andrew's Church, enclosed by brick wall and mature hedging for privacy. Mainly lawned, there is a large paved patio, a brick-built barbecue area, a range of shrubs and a further paved courtyard to the eastern side of the property.

### **Services**

Mains electricity, water and drainage are connected. It is understood mains gas is available in the village.

Oil-fired central heating.

### **Outgoings**

Council tax band F, payable 2024/25 £3375.13 Water and drainage rates are payable.

### **Directions**

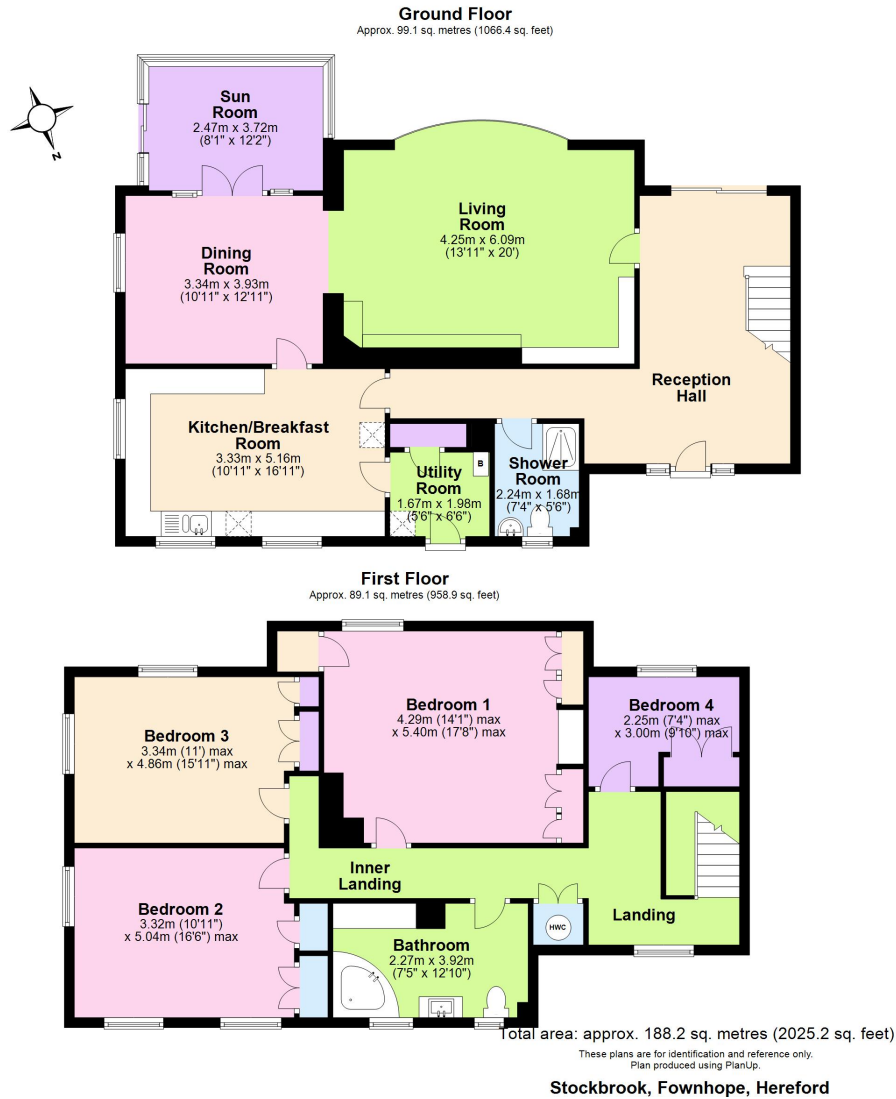
From Hereford proceed initially towards Ledbury on the A438 and, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope, pass the Green Man on the right-hand side and at the crossroads, immediately before the church, turn left into Common Hill Lane. The entrance to the property is located on the right-hand side after about 50 yards.

### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

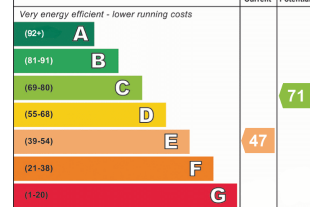
### **Money laundering regulations**

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



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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	 71	47		
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				