

FOR  
SALE



Stonewood, Oxford Lane, Kington, Herefordshire HR5 3DR

£425,000 - Freehold

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## PROPERTY SUMMARY

A newly constructed, individually designed detached house in the heart of the town, with 4 double bedrooms (1 en-suite), high quality fittings, detached garage, excellent parking and manageable garden.

This unique detached property occupies an elevated position with south-facing views over rooftops to open countryside, in a convenient location, just off Oxford Lane, close to the centre of the popular Welsh border town of Kington. Kington lies between the market towns of Leominster (15 miles), Hay-on-Wye (15.7 miles) and Brecon (26 miles), and also well placed for access to the Cathedral City of Hereford (20 miles) and the historic town of Presteigne (7 miles).

Kington is a thriving market town with a variety of local shops, church, medical centre and cottage hospital, primary and secondary schools, sports clubs including Kington Golf Club known for its spectacular views and being the highest course in England! The area is also noted for its lovely walks with Hergest Ridge and Offa's Dyke.

Constructed to a very high standard by well respected local developers, with very high quality fittings including Lindab guttering, Levanto flooring to ground floor, and the property has also been designed to be highly energy efficient with excellent levels of insulation, powder coated aluminium double-glazing, air-source central heating (part underfloor). Approached via a quiet lane, the property has a secure gated entrance and there is excellent parking and small, landscaped, gardens with private patio'd seating area.

## POINTS OF INTEREST

- *Newly constructed detached house*
- *Convenient location close to town centre*
- *Constructed to a very high standard*
- *4 double bedrooms, 1 en-suite*
- *Detached garage*
- *Excellent parking*
- *Manageable gardens*
- *Lovely views*



## ROOM DESCRIPTIONS

### Recessed porch

Door to

### Entrance hall

Staircase to first floor, understairs store cupboard, window to front, door to

### Lounge

Window to front, double doors to side, storage cupboard.

### Study/family room

Feature wall with acoustic boarding, wall, windows to side and rear, large walk-in store cupboard with shelving.

### Kitchen/dining room

Fitted with a range of traditional-style base and wall units, worksurfaces with splashback, 1 1/2 bowl scratchproof sink unit, built-in electric double oven, 4-ring hob and extractor hood, built-in dishwasher, built-in fridge/freezer, windows to side and rear, double doors opening onto front patio'd seating area.

### Utility room

Sink unit with cupboards under and over, recess with plumbing for washing machine, space for tumble drier, cupboard housing the hot water cylinder, door to rear.

### Cloakroom

WC, wash hand basin with cupboards under, extractor fan, window.

### Spacious first floor landing

Hatch to roof space, radiator, storage cupboard, airing cupboard with shelving and electric space bar heater.

### Master bedroom

Feature panelled wall, 2 radiators, 2 built-in wardrobes, windows to front and side, En-suite Shower Room having tiled shower cubicle with mains overhead and handheld fittings, glass screen, WC, wash hand basin with cupboards under, tiled floor with underfloor heating, electric heated towel rail, wall mounted touch screen mirror, extractor fan.

### Bedroom 2

Double wardrobe, radiator, window to front.

### Bedroom 3

Double wardrobe, radiator, window to rear.

### Bedroom 4

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

### Bathroom

White suite comprising shower bath with mixer tap, mains shower with overhead and handheld fittings, glass screen, WC, wash hand basin with cupboards under, tiled floor with underfloor heating, electric heated towel rail, wall mounted touch screen mirror, extractor fan, window to rear.

### Outside

The property is approached via Oxford Lane, via a tarmac drive with pedestrian and vehicular gates, to a further tarmac driveway with excellent parking and turning space. There is an additional lawned area potentially ideal as a vegetable garden, or parking for a caravan, motorhome, etc.

### Detached garage

Up-and-over door, light, power, hatch to attic space and additional storage/workshop area.

To the front and side of the property there is a raised, flagstone patio and a stone retaining wall that continues along the side of Oxford Lane. There is access to either side of the property to a small courtyard-style rear garden with flagstone pathway, lawn, rear pedestrian access gate, outside lights and water tap, and air-source heat pump.

### Services

Mains electricity, water and drainage are connected. Air-source central heating.

### Outgoings

Council tax band to be assessed. Water and drainage - metered supply.

### Agent's note

There will be an appropriate Build Warranty.

### Directions

What3words:///reversed.eruptions.poodle (based on entrance to Oxford Lane).

### Viewing

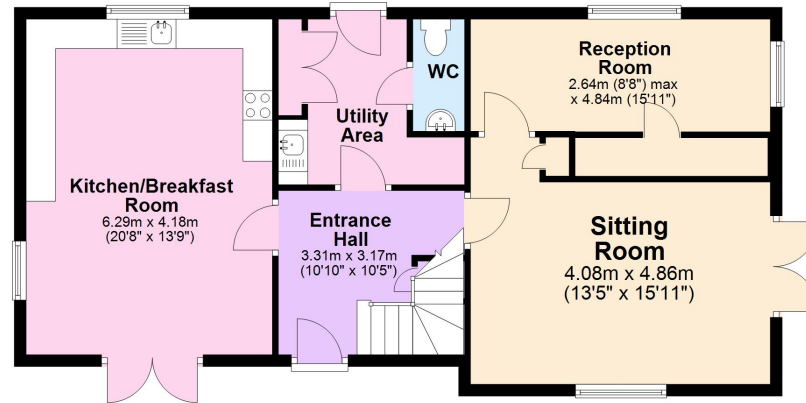
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

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

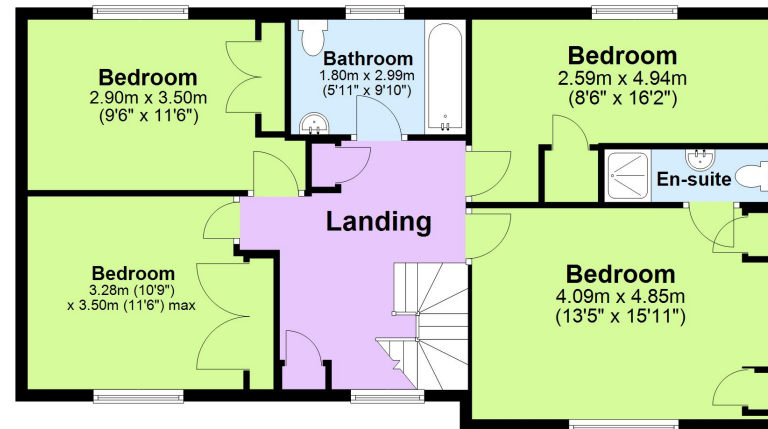
### Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



### First Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



Total area: approx. 168.9 sq. metres (1818.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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