

**Bramley House,
Lower Eggleton Ledbury HR8 2UG**

£525,000



• Set in a convenient location for both Ledbury and Hereford. • Superbly Presented Detached House. • Large Kitchen/Dining/Family Room. • Four Double Bedrooms. • Two Bathrooms. • Large Garden with views over the surrounding farmland. • Garage. • Off Road Parking for Numerous Cars.

GENERAL INFORMATION

Tenure

Freehold.

Services

Mains Electricity and water, private drainage and LPG gas central heating.

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

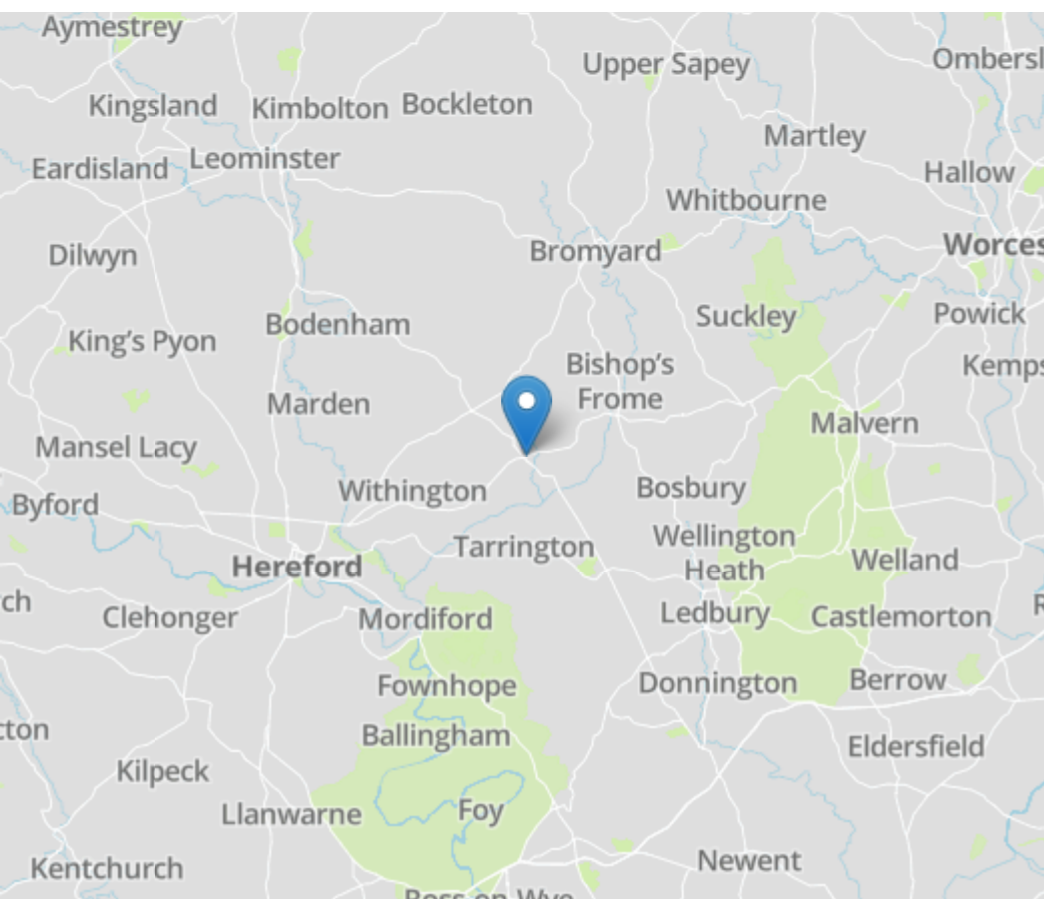
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	83	85
England, Scotland & Wales		

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.



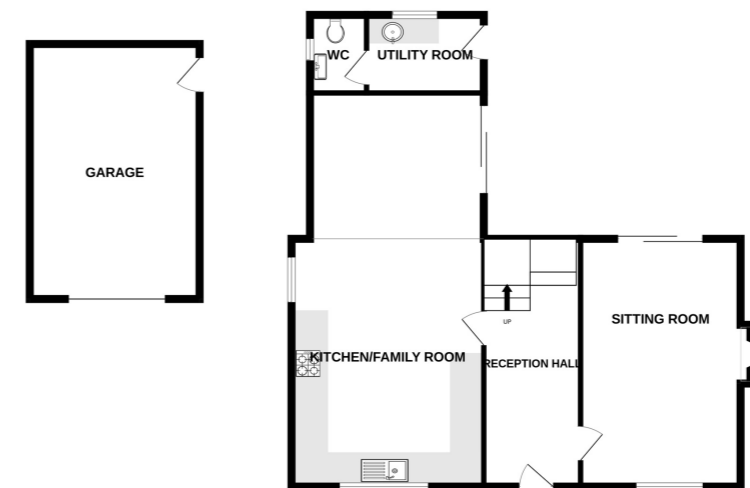
DIRECTIONS

From our office proceed on the A438 Hereford Road, at the Trumpet traffic lights, turn right onto the A417 signposted Ashperton, continue on this road for approximately 3 miles at Newtown Crossroad traffic lights turn right and Bramley House can be found on the left hand side as indicated by the For Sale board. WhatThreeWords//goose.withdraws.toads

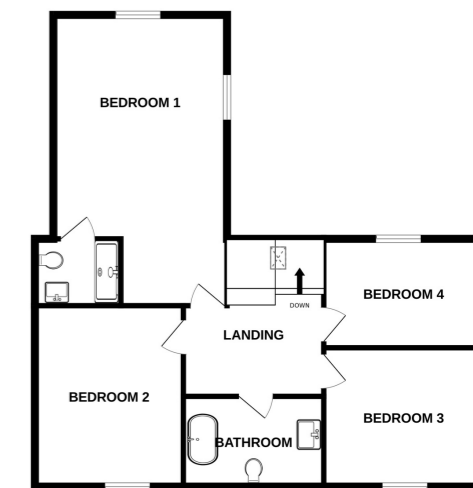




GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.
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Bramley House

Situation and Description

The property is situated within easy access for both Ledbury and Hereford. The property offers beautifully presented accommodation throughout to include Lounge, large Kitchen/Dining/Family Room, Utility Room, Master Bedroom with En-Suite Three further Double Bedrooms, Family Bathroom, Larger than average garage, large garden with open views. The property also benefits from solar panels which are fully owned.

In more details the accommodation comprises:

Ground Floor

Spacious Reception Hall

ceramic tiled floor, radiator, power points, door to Large Understairs Storage Cupboard. Oak door to:

Lounge

17' 5" x 11' 8" (5.3m x 3.55m) with window to front and sliding patio doors to rear opening onto the patio area, feature Inglenook fireplace with fitted wood burning stove and Oak mantle over, Oak flooring, power points, T.V point.

Kitchen/Dining/Family Room

27' 11" x 14' 2" (8.52m x 4.33m) with window to front and side, beautifully fitted with a modern range of units comprising, ceramic 1 1/2 bowl sink with drainer and mixer tap over, ample cupboards

and drawers under, integrated dishwasher and fridge/freezer, built-in four burning Neff hob with stainless steel extractor hood over, built-in double oven, ceramic tiled floor, power points, large pantry style cupboard, ceiling downlighters, wall lights, patio doors to side opening onto the garden. Door to:

Utility Room

8'7" x 5' 9" (2.62m x 1.74m) with window to rear and door to side, matching range of units to the kitchen, built-in circular stainless steel sink with drainer cupboards under, space for washing machine, wall mounted gas central heating boiler. Door to:

Cloakroom

with window to window to side, white suite comprising low flush w.c., vanity style wash basin, ceramic tiled floor, extractor fan, power points.

First Floor

Spacious Landing

with panelling to dado height, access to roof space, Skylight proving additional light. Doors to:

Master Bedroom

24' 2" x 12' 8" (7.36m x 3.87m) with dual windows to pleasant outlook to rear rear over open farmland, radiator, power points, Door to:

Large En-Suite

8' 4" x 4' 11" (2.54m x 1.49m) with window to side, London tiled brick surround, large walk-in

shower with dual raindrop shower head, glazed screen to side, vanity wash hand basin, low flush w.c., period radiator/towel rail., extractor fan.

Bedroom Two

12' 2" x 10' 11" (3.72m x 3.32m) window with front outlook, radiator, power points.

Bedroom Three

11' 8" x 9' 0" (3.55m x 2.74m) window with front outlook, radiator, power points, built-in double wardrobes.

Bedroom Four

11' 8" x 8' 0" (3.55m x 2.43m) with window to rear, radiator, power points.

Family Bathroom

8' 1" x 5' 8" (2.46m x 1.72m) with feature clawed freestanding roll top bath with raindrop shower over, low flush w.c., vanity wash hand basin, London brick surround, period radiator/towel rail.

Outside

Approach

The property is approached via a gravelled shared driveway, leading to double five bar gates opening onto the private driveway with parking for numerous cars, leading to the Garage.

To the front of the property is an area of lawn with laurel hedging and gravelled pathway giving access to front door.

Garage

18' 8" x 12' 6" (5.69m x 3.81m) larger than average with electronic up and over door, power and light connected, pedestrian door opening onto the garden.

Garden

The rear garden can be accessed from either side of the property and comprises a paved patio seating area with Laurel hedging, adjacent is a large lawned garden bound by timber slatted fencing and interspersed ornamental trees, a further patio area with gravelled surround and raised beds.



At a glance...

- Lounge
17'5 x 11'8 (5.3m x 3.55m)
- Kitchen/Dining/Family Room
27'11 x 14'2 (8.52m x 4.33m)
- Master Bedroom
24'2 x 12'8 *7.36m x 3.87m)
- Bedroom Two
12'2 x 10'11 (3.72m x 3.32m)
- Bedroom Three
11'8 x 9'1 (3.55m x 2.74m)
- Bedroom Four
11'8 x 8' (3.55m x 2.43m)
- Garage
18'8 x 12'6 (5.69m x 3.81m)

And there's more...

- Large Kitchen/Dining/Family Room.
- Four Double Bedrooms.
- Two Bathrooms.
- Large Garden.
- Garage and Ample Off Road Parking.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.