



**6 Sycamore Lane, Burghill, Hereford HR4 7QR**

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## 6 Sycamore Lane, Burghill, Hereford HR4 7QR

A spacious four bedroom detached family home, situated in a quiet location on one of the most attractive residential developments in Herefordshire, backing onto and overlooking open countryside. The property comprises, kitchen/family room, dining room, living room, study, utility, cloakroom, two en-suites, family bathroom, gardens, double garage and parking.

**£550,000**



### Situation and Description

St Mary's Park is an amalgamation of Victorian conversions and modern executive style houses, set in a deer park and grounds extending to approximately forty five acres with large lake and separate children's play area. The development is run by a resident's company of which the purchaser will become a shareholder. Local amenities are only a short distance away, to include, supermarket, schools, leisure centre, municipal golf course and there is a regular bus service at the entrance into the development.

### OVERVIEW

A spacious four bedroom detached family home, situated in a quiet location on one of the most attractive residential developments in Herefordshire, backing onto and overlooking open countryside. The property comprises, kitchen/family room, dining room, living room, study, utility, cloakroom, two en-suites, family bathroom, gardens, garage and parking. St Mary's Park is an amalgamation of Victorian conversions and modern executive style houses, set in a deer park and grounds extending to approximately forty five acres with large lake and separate children's play area. The development is run by a resident's company of which the purchaser will become a shareholder. Local amenities are only a short distance away, to include, supermarket, schools, leisure centre, municipal golf course and there is a regular bus service at the entrance into the development. In more detail the property comprises:

### Canopy Entrance Porch

With a recently fitted new double glazed front door in blue leads to:

### Entrance Hall

Having laminate flooring and storage cupboard off.  
Door to:

### Downstairs Cloakroom

Having double glazed obscured glass window to side elevation, tiled floor, wash hand basin with mixer tap and splash back over, low flush WC, radiator and ceiling light point. .

### Study / Office

1.66m x 2.54m (5' 5" x 8' 4")  
Having radiator ceiling light point, fitted storage units comprising desk and shelving, laminate flooring, and large double glazed window to front elevation.

### Lounge / Living Room

3.66m x 4.43m (12' 0" x 14' 6")  
Having double glazed window to front elevation, large radiator, laminate flooring, multiple power points, and stone fireplace with a gas coal effect fire.  
Internal french doors opening through to:

### Dining Room

2.92m x 3.66m (9' 7" x 12' 0")  
Having laminate flooring which is continued from the lounge, radiator and power points.  
Further double glazed french doors lead to:

### Conservatory

3.76m x 3.19m (12' 4" x 10' 6")  
uPVC double glazed windows, underfloor heating, tiled flooring, own thermostat control, and double glazed french doors opening onto patio.

### Kitchen / Family Room

4.83m x 5.92m (15' 10" x 19' 5")  
Recently fitted high standard modern kitchen, with wooden working surfaces, soft close fitted wall and base units below, Smeg 1.5 bowl sink with mixer tap over and drainer, Rangemaster double electric oven, 5 ring gas burner, Rangemaster cooker hood, integrated Bosch dishwasher, integrated fridge, integrated freezer, underfloor heating, tiled flooring, and spot lights.  
Breakfast area is large enough for a table, double glazed french doors opening onto decked area with electric awning over.  
Door leads to:

### Utility

2.21m x 1.52m (7' 3" x 5' 0")  
Having double glazed obscure glass door, wall central heating boiler, wall and base units and the same wooden working surfaces as the kitchen, Belfast sink, plumbing and space for washing machine, space for tumble dryer, spot lights, underfloor heating and extractor fan.

For the reception hall a carpeted, twisted staircase leads to:

### FIRST FLOOR

### Landing

Having loft access, radiator, airing cupboard housing the immersion heater, and double glazed window to front elevation.

### Master Bedroom

3.67m x 3.06m (12' 0" x 10' 0")  
With double glazed window to front elevation, radiator, fitted wardrobe storage, carpet flooring, TV and ceiling light point.  
Door to:

### En-Suite

Having double glazed window to side elevation with obscure glass, low level WC, fully tiled corner shower cubicle unit with mains shower, extractor fan, towel radiator, tiled floor, spot lights, wash hand basin with mixer tap over and tiled splash back.

### Bedroom 2

3.06m x 3.12m (10' 0" x 10' 3")  
Having fitted wardrobe space, carpet flooring, radiator, TV Point and double glazed window to rear elevation overlooking countryside views towards Burghill and Tillington.  
Door to:

### En-Suite

Having double glazed window to rear elevation with obscure glass, low level WC, fully tiled corner shower cubicle unit with mains shower, extractor fan, chrome towel radiator, tiled floor, spot lights, wash hand basin with mixer tap over and tiled splash back.

### Bedroom 3

2.54m x 3.86m (8' 4" x 12' 8")  
Having double glazed window with views to rear elevation, carpet flooring, radiator, and power points.

### Bedroom 4

2.54m x 2.76m (8' 4" x 9' 1")  
Having double glazed window to front elevation, carpet flooring, ceiling light point, radiator, internet points, and TV points.

### Family Bathroom / Shower Room

Being fully modernised to a high standard, fully tiled, spot lights above, extractor fan, towel radiator, tiled floor, low flush WC, vanity wash hand basin with mixer tap over, very large double shower unit with a button to pre set shower before entry, wall mounted mirror and vanity space with double glazed window including obscured glass to rear elevation.

### Detached Double Garage

With a pitched roof and having electric double up and over door, power, light and personal door.



#### AGENTS NOTE:

The parkland and grounds which surround this development are managed by a Residents Committee, addressing and handling all Contracts for land management and important matters, which are referred to the residents for discussion at meetings, when necessary. The deer are managed by a Specialist and this is included in the Maintenance Charge - £480. per annum to be paid quarterly. Each household holds a £1.00 share of the land and the amenities on this development.

It should be noted that the parking of vans, boats, caravans etc, which will not fit into a garage is not permitted on this development, and permission for any structural alterations or additions etc, must be approved by the Residents Committee in addition to any formal planning regulations.

#### Directions

Proceed out of Hereford onto the Roman Road (A4103 west). After passing through the crossroads (A4110) take the first turning right towards Burghill. After approximately 1 km, the turning towards St. Mary's Park will be found on the right hand side. Follow the road taking the second left into Sycamore Lane where the property will be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///tastes.ready.eyebrows

#### Services

All mains services are connected to the property.

#### Tenure

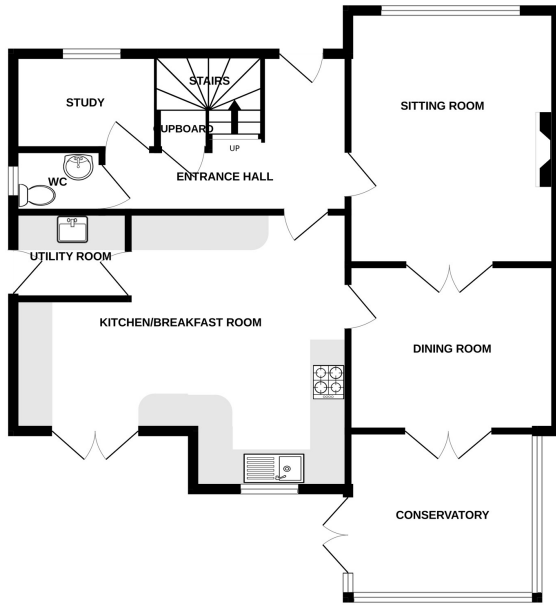
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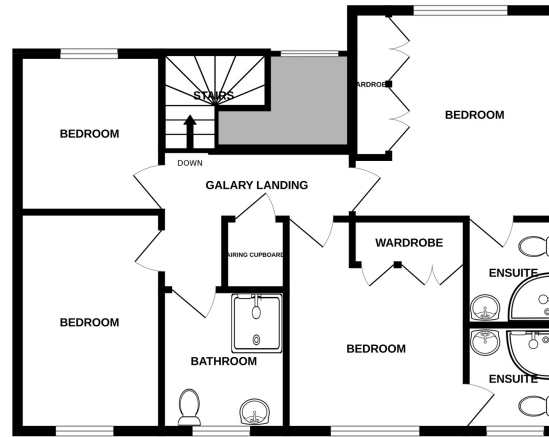
#### OUTSIDE

Situated on a corner plot with magnificent views across the rear, the property is approached from the front over a brick paved driveway with parking for approximately four plus vehicles and from here there is a detached double garage. Beyond the driveway is a lawned area with some trees dispersed and the boundary is both a mixture of hedging and brick walling. A gated side access leads to the rear of the property and also to the personal door to the garage, and from here there is a decking patio area with an electric awning over, another patio entertaining area around the conservatory area, and the rear garden is split into two parts, with a lawned area and a raised vegetable bed planting area towards the far end and a potting shed, and here the garden is boundaried by fencing, trees and flowers, but also boasts beautiful views across open countryside.

GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.




1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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