



The Brambles, Bromyard, Herefordshire

**G HERBERT  
BANKS**  
EST. 1893

**The Brambles  
Munderfield  
Bromyard  
Herefordshire  
HR7 4JU**

A fabulous country home with generous living space.

Glorious rear views over the Frome Valley and towards the Bromyard Downs.

Entrance Porch, Reception Hall, Cloakroom, Lounge, Dining Area, Study, Superb Breakfast Kitchen, Striking Family Room, Sitting Room, Utility, Bedroom 6 and Shower Room.

5 Bedrooms and Family Bathroom.

**In All About 2674 sq.ft.**

Garage, Expansive Lawned Gardens and Grounds, Large Driveway / Parking.

Around 0.75 acres.

#### Situation

The Brambles is set back from the road in the popular village of Munderfield. This is a favoured area of North Herefordshire which is surrounded by beautiful undulating farmland.

The historic market town of Bromyard is just over 3 miles distant and it provides an extensive range of amenities including both junior and senior schools, a leisure centre, theatre, range of independent shops, bars, cafes and restaurants, a supermarket, doctors, dentists and vets.

Ledbury, a very picturesque historic town is about 8 miles distant and has a railway station and access to the M50 motorway and junction 2 near to the town.

There is also very good access to Hereford, Worcester and Malvern. Hereford has the excellent Sixth form College.

#### Description

A most impressive house originally built in the early 20<sup>th</sup> Century and subsequently extended 3 times. It is a great and much loved family home which has been fully upgraded and reconfigured by the present owners since 2014. They also added the splendid family room. The versatile and double-glazed accommodation is light and bright and is in first class order throughout.

The house is approached by an entrance porch with tiled floor. This leads directly into the central reception hall with oak floor and cloakroom off. There is an excellent range of living space which flows well. This includes the attractive lounge with woodburning stove, dining area with oak floor and very well fitted study with a superb range of furniture.

A wonderful area of the house is the superb fitted breakfast kitchen with a range of cabinets, oak working surfaces over, breakfast bar and wall tiling. The fitted appliances provide a triple Lamona ceramic hob (each with 2 plates) and chimney extractor hood over, Bosch microwave and single double oven, Neff dishwasher. Separate Bosch double oven.

Leading directly off the kitchen is the outstanding family room with under floor heating, vaulted ceiling with sky lights, bi-folding doors and amazing views.

At the other end of the house and providing a potential annexe if required is the sitting room. Bedroom 6 with walk in wardrobe and fitted wardrobes, utility room with sink unit and plumbing for washing machine and well-appointed shower room.

The first floor is serviced by a long landing with airing cupboard, 5 bedrooms (a number with fitted wardrobes) and a superb family bathroom.

#### Outside

The Brambles has a right of access over a track with double timber gates leading to a large tarmac and gravel driveway with raised sleeper shrubbery beds. Single garage with double timber doors, power, lighting and oil-fired boiler.

There is double gated access to the rear. The splendid large rear garden and grounds provide a wonderful large paved terrace onto an expansive lawn and grassed area beyond with apple tree and useful timber shed with power and lighting.

They are enclosed by timber panel fencing, post and wire fencing and mixed hedging. The gardens enjoy quite exceptional views.

## General Information

#### Services

Mains electricity and water. Private drainage. Oil fired central heating.

#### Local Authority

Herefordshire Council Tel: 01432 260500

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

#### Directions

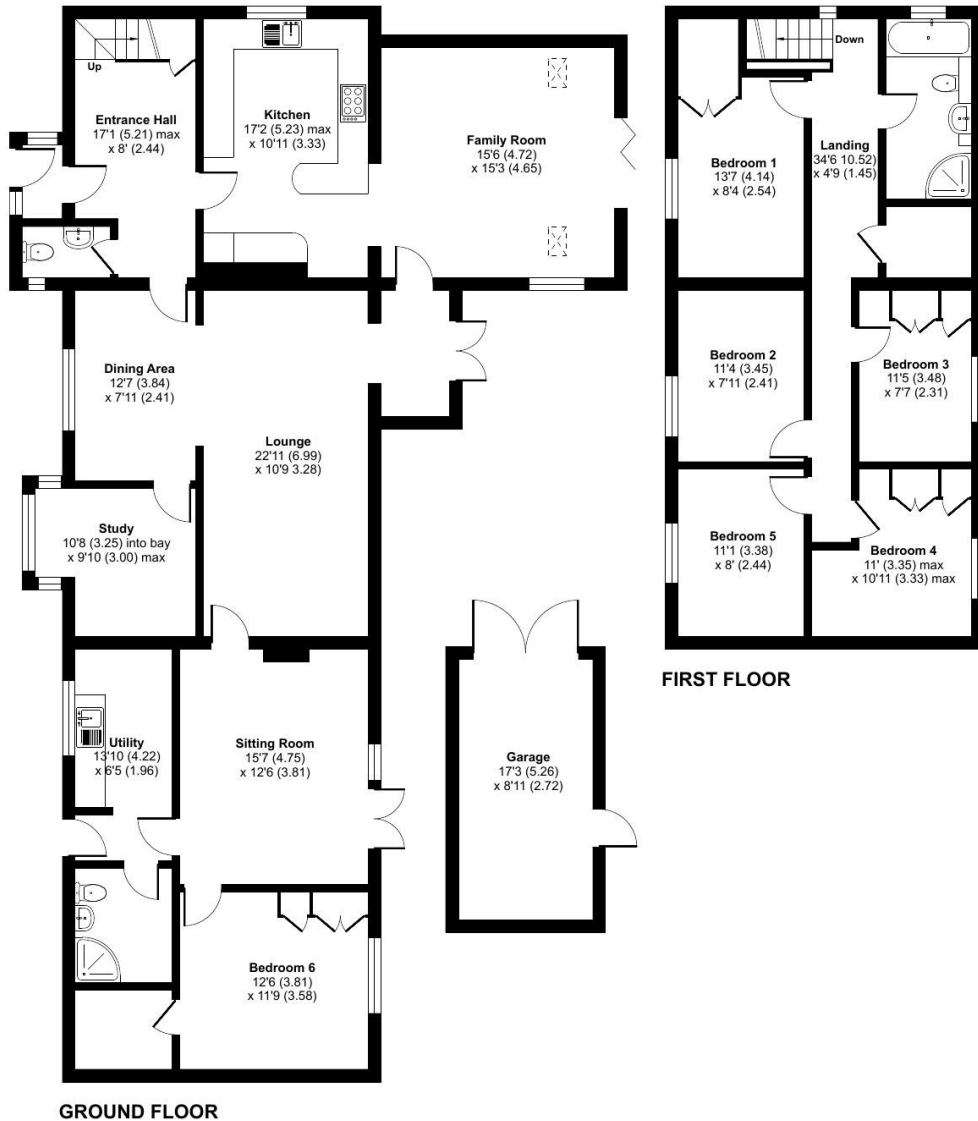
Bypass the town of Bromyard before taking a left-hand turn onto the A465 signposted to Hereford. Then take the B4214 signposted to Ledbury. Continue into Munderfield before locating the property ahead on your left-hand side as indicated by the Agents for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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