



Total area: approx. 154.6 sq. metres (1664.3 sq. feet)

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



Stoneleigh, Capler Lane, Fownhope, Hereford HR1 4PJ

£299,500

- Spacious Detached Bungalow
- Quiet rural village lane
- 7 miles south of Hereford
- 3 Receptions, Conservatory
- 3 Bedrooms
- Garage, good-size gardens

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Stoneleigh is an individual detached bungalow in a prime location fronting Capler Lane in the village of Fownhope, one of the most sought-after and renowned villages in the Wye Valley. The bungalow is set well-back from the road and stands in good-sized mature gardens. There is easy access to open countryside and yet the centre of the village is just 300 yards distance and offers an excellent range of amenities including post office/stores, butchers, Wye Leisure, inns, bus service, primary school, veterinary and doctor's surgeries. Hereford (7 miles) and Ross-on-Wye (6 miles) are within easy reach and motorway access M50/Jct.3 (7 miles).

The bungalow dates from the 1960's period and is constructed principally of brick with rendered elevations and a stone front gable end under a tiled roof. The property has been extended in more recent years and has the benefit of double-glazed windows and gas fired central heating. The accommodation is in need of some updating and redecoration and includes a **reception porch, entrance hall, 3 reception rooms, kitchen, conservatory, 3 bedrooms, cloakroom/WC and bathroom with white suite.**

In detail the property comprises:-

Accommodation

Reception Porch

Double-glazed front door and carpet.

Entrance Hall

Radiator, electronic heating programmer, Airing Cupboard with lagged hot water cylinder, immersion heater and slatted shelving, cloaks cupboard with hanging rail and hinged trap with sliding ladder to large part-boarded roof storage space with lights.

Lounge

18' 5" x 11' 2" (5.61m x 3.40m)

Fireplace with mantel, hearth and fitted gas fired, coved cornices, two radiators, fitted shelving and double-glazed sliding door to

Conservatory

15' 1" x 7' 9" (4.59m x 2.36m)

Double radiator, tiled floor, all-round double-glazed windows and double casement doors opening onto rear garden.



Study/Family Room

9' 8" x 8' 8" (2.94m x 2.64m)

Radiator, outlook onto rear garden, coved cornices and folding doors opening into lounge.

Kitchen

13' 11" x 8' 8"(max) (4.24m x 2.64m)

Range of wood-trim fitments including single drainer sink top with mixer tap inset into worktop with cupboards and drawers below, additional worktops with cupboards and drawers below, tall larder cupboard with shelving, three eye-level wall cupboards and corner shelving fitment, tiled storage recess with shelf and overhead cupboard, half-tiled walls, outlook onto rear garden, extractor and tiled floor.

Dining Room

15' 4"(into recess) x 11' 2" (4.67m x 3.40m)

Radiator, windows with outlook onto side and front garden and wood-effect flooring.

Utility Room

14' 3" x 6' 5" (4.34m x 1.95m)

Single drainer sink top with mixer tap inset into full width worktop with cupboards below, additional worktops with cupboards, three drawers and space with plumbing for washing machine below, tall cupboard with shelving, four eye-level wall cupboards, striplights, part-tiled wall surrounds, tiled floor, outlook onto rear garden, Potterton Precision wall mounted gas fired boiler providing central heating and hot water.

Rear Lobby

Tiled floor and doors to garage and rear garden.

Cloakroom

Pedestal wash hand basin (h&c) with tiled splashback, low level WC, radiator and tiled floor.

Bedroom 1

13' 10" x 11' 5" (4.21m x 3.48m)

Radiator and outlook onto front garden.

Bedroom 2

10' 1"(plus door recess) x 9' 5" (3.07m x 2.87m)

Radiator, outlook onto side garden and bedroom fitments including two wardrobes and overhead storage cupboards.

Bedroom 3

13' 10" x 9' 1" (4.21m x 2.77m)

Outlook onto front garden, radiator, telephone point and fitted wardrobe with hanging rail and overhead storage.

Bathroom

Half-tiled walls, panelled bath (h&c), pedestal wash basin (h&c), low level WC, recessed tiled shower cubicle with Mira mains fitment, double radiator, heated towel rail and tiled floor.

Outside

Stoneleigh is approached through double entrance gates which open onto a brick pavier drive with turning area providing ample parking space for three/four cars and access to the **Integral Garage 19' 6" x 9' 4"(approx) (5.94m x 2.84m)** with up and over door, personal rear access door, light, power and double-glazed side window.

Large Store Shed 12' 0" x 9' 6"(approx) (3.65m x 2.89m).

Potting Shed. Summer House with front window bay and adjoining paved patio.

Garden tap. Outside lighting. Outside meter cupboard.



The gardens are beautifully laid-out and are a most attractive feature of this outstanding bungalow residence. Set behind a stone wall with ornamental railings the front garden is laid mainly to lawn with extensive flowerbeds stocked with a variety of shrubs and bushes including shaped cupressus, hydrangea, heathers, lavender and rose bushes. At each side of the bungalow there is gated access to the rear garden which is fully enclosed and has a lawn, extensive flowerbeds and borders, a small ornamental pond, paved patio and soft fruit beds including raspberry, rhubarb, etc. Behind the bungalow there is an additional small concrete yard providing useful Garden Storage Area with gated access onto Ringfield Drive.



Services

Mains water (metered), electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating. Solar Panel installation. Security alarm system.

Outgoings

Council tax band E payable for 2015/16 - £1940.24. Water and drainage - metered supply.

Tenure & possession

Freehold with vacant possession on completion.

Directions

From Hereford proceed south-east along Eign Road (B4224) which continues into Hampton Park Road. Pass through the villages of Hampton Bishop and Mordiford and on reaching Fownhope after six miles proceed through the village and turn right immediately before the church into Capler Lane where the property will be found just past Ringfield Drive after 300 yards.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

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