

COBB
AMOS



Orchard View, Eaton Bishop, Hereford, HR2 9QW

£475,000

An immaculately presented, individually designed, 4/5 bedroom detached family home in a sought after village location. With spacious and flexible family accommodation with many individual and high quality features and fittings throughout, plus a rural outlook to the rear, gas heating, double glazing and double garage.



Introduction

A superb family home built by the present owners to an exacting specification with spacious and versatile accommodation and positioned in a small village 5 miles south west of Hereford. The property sits on a good sized plot with ample parking for at least five vehicles and a level, enclosed rear garden that adjoins open fields and orchards with lovely views to both front and rear.

With gas heating, double glazing, handmade kitchen / family room, solid oak doors, staircase and solid fitted study units and wardrobes throughout, the attention to detail that has gone into creating this home is clear. In brief the accommodation comprises: Porch, entrance hall, living room with triple aspect, dining room, study, large kitchen / family room, utility room, cloakroom, adjoining double garage, whilst to the first floor is a main bedroom with wardrobes and ensuite, a family bathroom plus four further bedrooms, one of which has an ensuite and could be used as a games / hobby room or has potential for an annexe.

Property description

A canopy entrance porch leads into the spacious reception hall, this showcases both the quality of finish throughout and gives a homely and welcoming ambience. It has a bespoke, handmade oak staircase with understairs storage, mottled effect tiled floor and oak doors to the principle rooms. The living room is a super space for the family with a light and airy feel from the triple aspect, a oak effect laminate floor, feature fireplace and doors to the garden, hall and dining room. This is a good sized room with mottled effect tiled floor, a window to the garden and large opening into the kitchen / family room. Beautifully fitted out by a craftsman with a wide range of high quality oak set of units, with granite work surface, some fitted appliances, tiled floor and a door to the hall with easy access to the utility room. The study has recently been fitted out with a bespoke oak desk and shelving range and again is larger than you would expect. There is a useful cloakroom and utility with a door to both the side garden and double garage.

The first floor landing has an airing cupboard and access to all the rooms. The main bedroom has a large range of fitted wardrobes, a picture window overlooking the garden and fields beyond plus a very large ensuite shower room with walk in

shower cubicle and a white suite. There are three further double bedrooms, two with wardrobes, a family bathroom plus over the double garage is a huge double bedroom / games room with fitted cupboards, velux rooflights and an ensuite shower room.

Double Garage

With light, power, two up and over electric doors and a connecting door to the utility room.

Gardens and parking

Approached via a private driveway onto a tarmac parking and turning area in front of and to the left side of the garage. The front is enclosed by a brick wall and there is gated access to either side. Running behind the garage and utility wall is a paved area with a water tap. The rear garden is enclosed, with a large paved patio seating area plus a good sized level and well tended lawn. There are two large sheds which are insulated and have light and power plus a covered store area.

Location

Eaton Bishop has a church and a village hall and the villages of Madley, Kingstone and Clehonger are all within 3 miles and have public houses, post office, stores, primary and secondary schooling, doctors, bus service and playing fields. A golf course, Tesco superstore, pharmacy, library and vets are a short distance away in Belmont.

Services

Mains electricity, gas and water are connected to the property.
Private drainage system to Bio-disk system.
Hereford Council Tax Band G.

Directions

From Hereford proceed out on the Abergavenny Road A465, and turn right on to the B4349 signposted to Hay on Wye. Proceed for approximately 4 miles straight through Clehonger and turn right at the signpost for Eaton Bishop. Go past the common, the road bear right and rises slowly and as you enter the village and the property can be found on the right hand side.

Energy Performance Graphs

Awaiting Energy Performance Certificate



THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

£475,000

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Eaton Bishop
Hereford
HR2 9QW

Summary

- Executive detached home
- 4 / 5 bedrooms
- 2 ensuites
- Handmade kitchen / family room
- Gas heating, double glazing
- View over countryside

Call Hereford 01432 266007

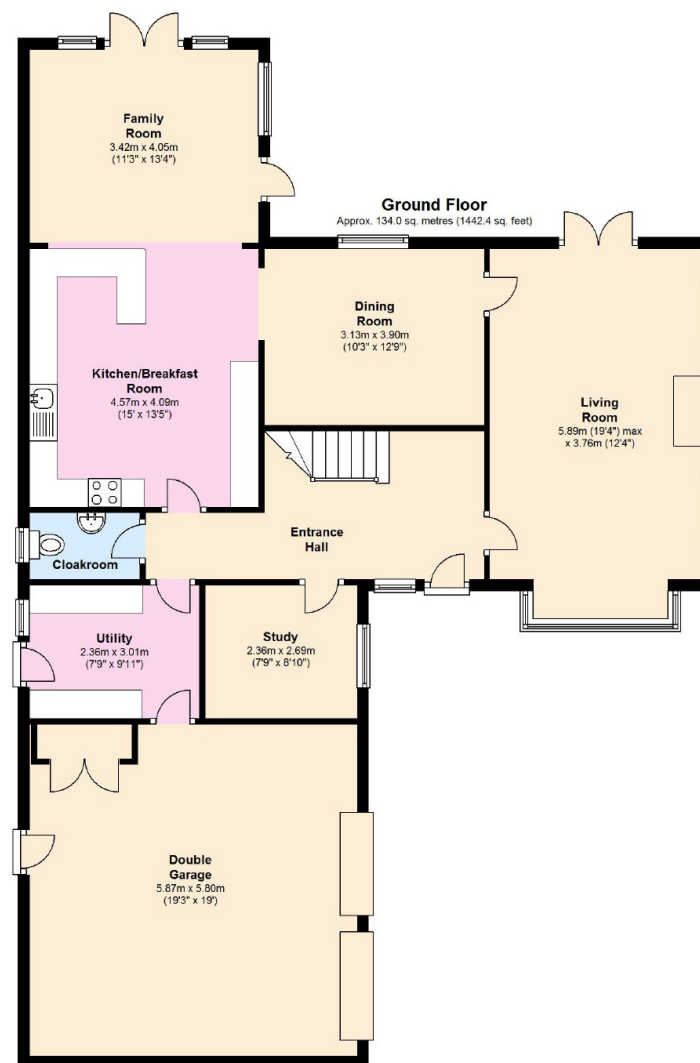
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Total area: approx. 253.5 sq. metres (2728.2 sq. feet)