





THE WILLOWS CHURCH LANE

HAMPTON BISHOP, HEREFORD HR1 4JY

Asking Price £675,000

FREEHOLD

Peacefully situated in one of Hereford's most highly sought after village locations, a highly spacious 5 bedroom detached house offering ideal long term family accommodation. The property, which is well presented throughout, has the added benefit of oil-central heating, generously sized and flexible living accommodation, good size rear garden, extensive off-road parking and double garage and to fully appreciate this property, we strongly recommend an internal inspection.

Flint & Cook

THE WILLOWS CHURCH LANE

• Highly sought after village location • Impressive 5 bedroom detached house • Good sized rear garden • Extensive off road parking & double garage • Ideal family home • Must be viewed





Recessed Porch
With outside light and door to the

Spacious Reception Hall
With a mat well, feature flooring, 2 radiators, central heating thermostat, range of lighting, stairs to the first floor with under stair storage/hanging space and door to the

Lounge
With fitted carpet, 2 double radiators, feature inglenook style fireplace with hearth, display mantel and open fire, double doors to the front aspect, coved ceiling and double doors and windows to the rear.

Dining Room
With fitted carpet, double radiator, coved ceiling, decorative wall, window to the side and double doors to the rear garden.

Study
With fitted carpet, double radiator, large double glazed window to the front aspect, coved ceiling and a range of fitted office furniture.

Open Plan Kitchen/Family Room
The kitchen is fitted with an extensive range of wall and base cupboards, ample high gloss work surfaces with splashbacks, a range of integrated appliances, feature flooring, radiator, central spotlighting, 1 and 1/2 bowl sink with mixer tap, eye-level glass display cabinet.

The family area has feature flooring, double radiator, a range of windows and doors overlooking the rear garden with Hampton Bishop Church in the distance.

Inner Lobby
With radiator, internal door to the double garage and door to the

Utility Room
With single drainer sink unit and mixer tap, wall and base cupboards, floor mounted oil central heating boiler, double radiator, space and plumbing for a washing machine, space for further appliances, side and rear windows and door to the rear garden.

Downstairs Cloakroom
With low flush WC, wash hand basin with mirror-fronted medicine cabinet over, radiator, and window.

Carpeted staircase leads up to the spacious

First Floor Landing
With fitted carpet, seating space, 2 radiators , a window enjoying a pleasant outlook, access hatch to loft space and then door to

Master Bedroom
Has a dressing area with a range of fitted wardrobes and an archway through to the
Bedroom with fitted carpet, 2 radiators, coved ceiling, decorative wall, double glazed window to the front aspect and a further double glazed window to the rear enjoying a fine out look across the garden with the church in the distance. A door leads to the
Ensuite wet room
With large shower area with seat, low flush WC, vanity wash and basin with storage below and mirror over, window, partially tiled wall surround and double radiator.

Bedroom 2
With fitted carpet, radiator, large built-in double wardrobe, double glazed window to the front aspect enjoying a pleasant outlook.

Bedroom 3

With fitted carpet, radiator, built-in double wardrobe, double glazed window enjoying a fine outlook to the rear.

Bedroom 4

With fitted carpet, radiator, built-in double wardrobe, double glazed window to the rear.

Bedroom 5/Games room

With fitted carpet, 2 double radiators, double glazed windows to the side and front aspect enjoying a pleasant outlook, a walk-in airing cupboard with electric light, ample shelving and double radiator.

Bathroom

Fitted with a suite comprising bath with tiled splashback, low flush WC, wash hand basin, separate shower cubicle with glazed screen, 2 radiators and rear and side windows.

Outside

The property benefits from an extensive driveway providing ample off-road parking with a lawned garden areas and access to the

Double Garage

With an automatic roller door, power and light points, ample storage space, internal door to the house, window and door to the rear.

To the immediate rear of the property, there is a large area laid to chippings perfect for entertaining, this leads on to the remainder of the good-sized garden, which is well-established and mainly laid to lawn, all well enclosed for privacy and taking full advantage of the views. There is also a useful timber garden shed and oil storage tank; access to the rear can be gained via both sides of the property.

Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city along Blue School Street, continuing to Bath Street, St Owen Street and then turning right onto Eign Road, continuing to Hampton Park Road. On entering the village of Hampton Bishop take the final turn on your left into Church Lane, after approximately 600 yards turn left as signposted for the village hall and The Willows is on your left-hand side.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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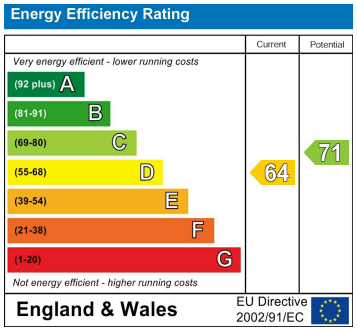






Total area: approx. 315.2 sq. metres (3393.1 sq. feet)
The Willows, Hampton Bishop, Hereford





EPC Rating: D Hereford Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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