





Freehold House - Detached

HIGH LANE HOUSE TEDSTONE WAFRE, BROMYARD, HR7 4PZ

£605,000

FEATURES

- Superb Modern Detached House
- 4 Bedrooms, 4 Reception Rooms
- Lovely Location with Rural Views
- Enclosed, Sheltered Garden
- Garage and Ample Parking
- Immaculately Presented Throughout

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Flint & Cook

4 Bedroom House - Detached located in Bromyard

Canopy Porch
Lantern light and part-glazed door to

Entrance Hall
Carpet, radiator, understairs storage cupboard and carpeted staircase to first floor.

Study/Home Office
Radiator, ceiling spot light fitment and window to front.

WC/Cloakroom
Gloss white fitted vanity unit with WC, wash basin and useful storage cupboards and drawers, radiator, extractor, mirror, picture light, metro tiled surrounds and ceiling light.

Large Lounge
Brick fireplace with tiled hearth, feature wall, mantel and fitted wood-burning stove, 2 radiators, carpet, double casement doors to rear garden, double doors to Garden Room.

Kitchen
Comprehensively fitted with grey base and wall units, saucepan drawers, worksurfaces, metro tiled splash backs, integrated dishwasher, 1 ¼ bowl sink unit with mixer tap, Bosch electric double ovens, 5-ring LPG hob with extractor over, floor covering, recessed spotlights, radiator, door to utility and through access to the

Garden Room
A lovely sunny and versatile room with 2 Velux roof lights, two radiators, windows to side and rear with superb outlook, double doors to garden, glazed double doors to lounge.

Utility Room
Grey fitted base and wall units with worksurfaces, tiled splashbacks, single drainer sink top with mixer tap, space with plumbing for washing machine, floor covering, extractor, part-glazed door to side patio, Worcester Greenstar LPG boiler with electronic programmer control providing central heating and hot water.

Snug/Dining Room
Wide square window bay to front, radiator, carpet and ceiling light fitment.

Stairs lead from the entrance hall to the

Landing
Trap to roof storage space (with ladder and part-boarded), carpet, ceiling light fitment, smoke alarm, radiator, airing cupboard with hot water tank and useful shelving.

Bedroom 1
A large room with sloping ceiling and 2 dormer windows to rear views, carpet, 2 radiators, fitted wardrobes, ceiling light, en-suite shower room with tiled shower cubicle with glazed screen and mains fitment, gloss vanity unit with wash basin and WC with cupboards and drawers, part-tiled wall surrounds, floor covering, shaver socket, extractor, radiator, sloping ceiling with Velux roof light.

Bedroom 2
Carpet, radiator, ceiling light and window with lovely view across open fields.

Bedroom 3
Carpet, radiator, ceiling light fitment and views to the front aspect.

Bedroom 4
Carpet, radiator, ceiling light fitment, fitted wardrobes and window with lovely outlook to front,

Family Bathroom
Bathroom suite comprising bath with shower fitment, corner shower with mains fitment, gloss vanity unit with WC, wash basin and useful cupboards and drawers, wall mounted mirror, tiled surrounds, shaver point, extractor, floor covering, ladder radiator and window.

Outside
The property is approached through a 5-bar gate and tarmacadam driveway with parking and turning area, which continues to the Detached Garage 18' 8" x 9' 1" (5.69m x 2.77m) with remote control roller shutter door, light, power and rear access door. The large front garden includes lawn and flower beds stocked with an array of maturing shrubs and trees. There is access via a wooden gate to the side paved and gravelled patio area with wood storage and bin sheds, outside tap and outside light. There is a sheltered seating area with barbeque/outdoor kitchen.

The path continues to the rear and across the width of the property with a mature

lavender border and wooden pergola. The good size rear garden is a particular feature of the property including lawn interspersed with flowerbeds and borders with many flowering shrubs, fruit and ornamental trees. Greenhouse (approx 7' x 5') and garden shed.

The gardens are enclosed by mixed live hedging and fencing providing privacy and seclusion.

Directions

From Bromyard proceed on the B4203 towards Stourport, continue over the Downs and after 5 miles the property will be found on the right-hand side. ///enigma.inspected.joyously

Property Services

Mains water and electricity are connected. LPGas-fired central heating. Private drainage system (bio disc). Solar Panels with feed-in tariff.

Outgoings

Water rates are payable. Council Tax: E

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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.









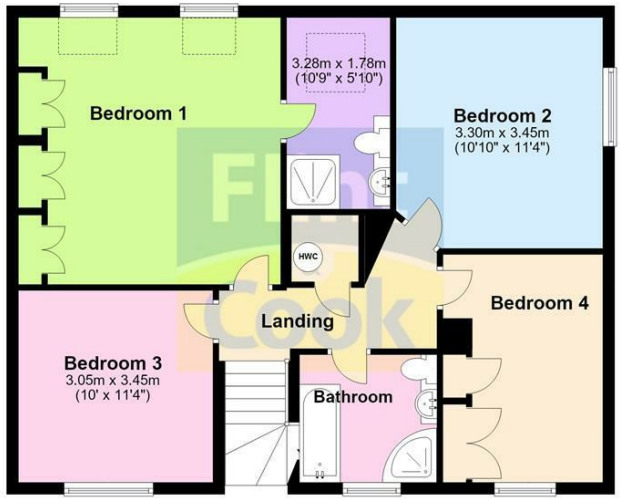
Ground Floor

Approx. 87.8 sq. metres (945.0 sq. feet)



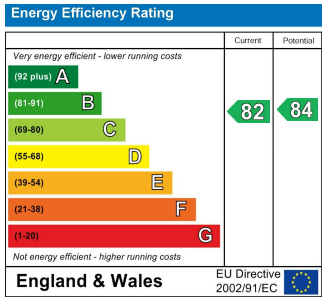
First Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 163.0 sq. metres (1754.4 sq. feet)





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 are advised to recheck the measurements.