





5 THE WARDENS

KINGSLAND, LEOMINSTER HR6 9DP

Asking Price £695,000

FREEHOLD

An attractive, modern farmhouse style property in an exclusive village location, immaculately presented with 4 bedrooms (2 en-suite), over 2,000 square feet, garage with adjoining workshop, detached studio and private gardens. No onward chain.

Flint & Cook

5 THE WARDENS

• Detached modern farmhouse-style home • 4 bedrooms , 2 ensuite • Spacious modern kitchen/breakfast room • Electric gated driveway • Garage with workshop & detached studio • Landscaped gardens with entertaining space





Property Information

This attractive detached property is conveniently located within the heart of the highly favoured north Herefordshire village of Kingsland about 4 miles from the market towns of Leominster and well placed for access to the market town of Kington (10 miles), Presteigne (11 miles) and the cathedral city of Hereford (14 miles).

Constructed in approximately 2015 by highly respected local builders, the property is in excellent order and has been upgraded and has features including under floor heating at ground floor level. The whole extends to over 2,000 square feet with excellent living space complemented by a spacious reception hall. Electric gates lead to a large, cobbled driveway with ample parking and a good-sized garage with storeroom and detached studio, gardens to the front and rear which have been landscaped to present a charming entertaining area.

Entrance Porch

With flagstone flooring and door to the

Reception Hall

With engineered oak flooring, under stair store cupboard, cloaks cupboard and staircase leading to the first floor.

Downstairs Cloakroom

Fitted with partially panelled walls, wash hand basin, WC, tiled floor, extractor fan and a window.

Family Room

With windows to both the side and rear.

Living Room

With a recessed brick fireplace with wood burning stove and an oak mantel, windows to both front and side.

Kitchen/Dining Room

Fitted with a range of contemporary style units with granite work surfaces and splashbacks, 1 1/2 bowl sink with mixer tap. There is a built-in dishwasher, built-in electric double oven, 5 ring gas hob with extractor hood over, tiled floor, window to the front and bi-fold doors out to the rear garden.

Utility Room

With base and wall-mounted units, work surfaces with splashbacks, sink unit with mixer tap, plumbing for washing machine, space for a tumble dryer, tiled floor, hatch to roof space, extractor fan, door to the rear and cupboard housing the hot water cylinder.

First Floor Landing

With a Velux window to the rear, access hatch to the roof space, radiator, built in airing cupboard with slatted shelving, doors to

Bedroom 1

With built in wardrobes, windows to front and side, radiator and door to the

En-suite shower room
With a large shower cubicle with overhead and handheld fitments, pedestal wash hand basin with storage below, WC, tiled floor, storage recesses, dual controlled ladder style radiator and extractor fan.

Bedroom 2

With built-in wardrobe, radiator, windows and door to the

En-suite Shower Room
With a large tiled shower with mains fitment and glass screen, wash hand basin with cupboards under, WC, tiled

floor, partially tiled walls, dual controlled ladder style radiator, extractor fan and window to the side.

Bedroom 3
With a built-in wardrobe, radiator and window to the rear.

Bedroom 4
With a built-in wardrobe, partially panelled walls, radiator and window to front.

Bathroom
Fitted with a white suite comprising a bath with mixer tap and mains shower over, wash hand basin with cupboards under, WC, tiled floor, partially tiled wall, shaver point, dual controlled ladder style radiator, extractor fan and Velux window.

Outside to the Front
The property is approached via a splayed entrance drive with electrically operated hardwood gates leading to a large brick paved parking and turning area.

The front garden is part walled and enclosed by hedging with a lawn and there is access to either side of the property.

Garage
With electric up and over door, light and power and an adjoining workshop.

Detached Studio
Highly insulated and soundproofed with two windows.

Outside to the Rear
The rear garden comprises an excellent entertaining space, enclosed by a high laurel hedge, with a large porcelain stone patio area, part raised, lawn, raised bed, tap and outside lighting.

Property Services
Mains water, electricity, drainage and gas are connected.
Gas-fired central heating (underfloor on the ground floor).

Outgoings
Council tax band 'G'
Water and drainage rates are payable.

Directions
What3Words///drive.mule.commoners

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

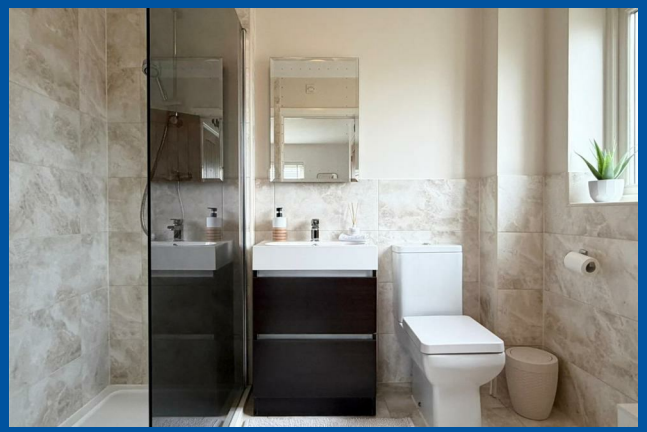
Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

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

5 THE WARDENS



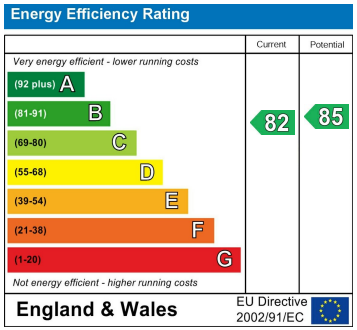






Total area: approx. 193.2 sq. metres (2079.2 sq. feet)
5 The Wardens, Kingsland, Leominster





EPC Rating: B Herefordshire 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk