





CHARMSLEY HOUSE WITHINGTON

HEREFORD HR1 3RY

Asking Price £475,000

FREEHOLD

Pleasantly situated in this popular rural location, a highly spacious 4/5 bedroom detached property offering ideal family/retirement accommodation with ground floor self-contained annexe/teenager's suite. The property has the added benefit of gas central heating, double glazing, flexible living accommodation, private rear garden and ample off-road parking. To fully appreciate this property, we strongly recommend an internal inspection.

Flint & Cook

CHARMSLEY HOUSE

• Spacious 4/5 bedroom detached house • Highly spacious living accommodation • Self-contained ground floor annexe/teenager's suite • Popular village location • Ideal for family or retirement • Must be viewed





In more detail the highly spacious accommodation comprises

Canopy Porch with outside lighting, water tap and entrance door through to

Spacious Reception Hall

With wood strip flooring, coved ceiling, radiator, turning carpeted staircase to the first floor, understairs store cupboard, coat hooks and door to

Large Living Room

With fitted carpet, coved ceiling, double glazed bay window to the front aspect with blinds, radiator with decorative cover, double glazed windows to the side with blinds, feature brick fireplace with hearth, display mantel and gas coal effect fire. Double doors to

Dining Room

With fitted carpet, radiator, double glazed window to the side with blind, coved ceiling, double glazed double doors to the rear patio/garden and door to

Kitchen/Breakfast Room/Family Room

Breakfast Room/Family Room - with tiled floor, two radiators, double glazed windows and double doors to the rear patio and garden and access door from the Reception Hall.

Kitchen Area - with 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, solid wood work surfaces with splashbacks, tiled floor, built-in oven and microwave, four-ring hob with cooker hood over, built-in dishwasher, pull-out pantry style cupboard, double glazed window with blind overlooking the rear garden and door to

Utility Room

With single bowl sink unit, wall and base cupboards, work surfaces, tiled floor, space for American-style fridge-freezer, double glazed stable door and window to side, wall mounted gas central heating boiler and door to

Downstairs Cloakroom

With low flush WC, tiled floor and wall surround for easy maintenance, vanity wash hand basin with storage below and extractor fan.

Study

With fitted carpet, radiator, double glazed side window and access to

Ground Floor Annexe (formerly the Double Garage)

With wood strip flooring, double glazed double doors to the front driveway, radiator, wall mounted heaters and double doors opening to

Kitchenette Area

With single drainer sink unit, wall and base cupboards, work surfaces and access to

Ensuite Shower Room

With suite comprising large corner shower cubicle with rainwater style shower head above, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, recessed spotlighting, wood strip flooring and ladder style towel rail/radiator.

Stairs from the entrance hall lead to the
First Floor

Landing
Large landing with airing cupboard.

Master Bedroom/Dressing Room/En-Suite
Window to front, built-in wardrobes, radiator.

Dressing Room
With built-in storage

En-suite
With corner shower, WC and wash basin.

Bathroom
With corner shower, bath, wash basin and WC. Electric under floor heating. Window to rear.

Bedroom 2
Window to front, radiator.

Bedroom 3
Window to rear, radiator.

Bedroom 4
Window to front, radiator.

Outside
To the front of the property double gates open onto an extensive brick paved driveway providing ample off-road parking facilities with access to the rear from both sides of the property. There is also a large timber GARDEN STORE SHED in the front driveway.

To the side and rear of the property there is a lawned garden bordered by flowers and shrubs, all enclosed by fencing for privacy and being west facing is a real sun trap. There is a decked area accessed from both the Dining Room and Family Room and to the northern side of the property there is a large paved patio area with outside tap and stable door to the Utility Room.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings
Water and drainage rates are payable.

Directions
Proceed north out of Hereford city centre on Commercial Road crossing over Aylestone Hill and at the roundabout turn right signposted for Worcester and continue for approximately 3 miles. After passing the turning left for Withington, the private driveway to Charmsley House can be found after approximately 250 yards on the 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

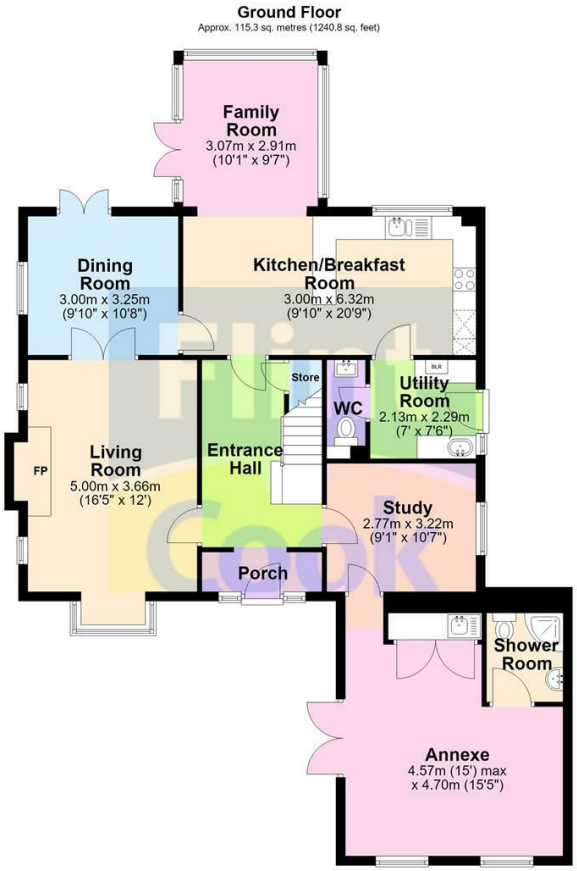
Money Laundering Regulations
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

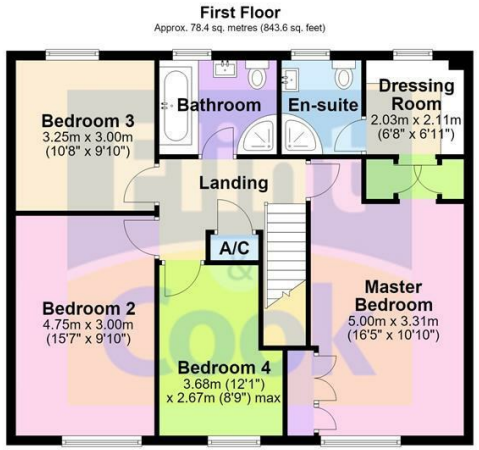
CHARMSLEY HOUSE





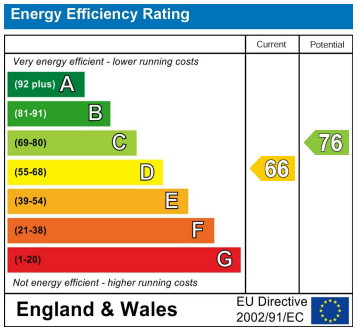






Total area: approx. 193.6 sq. metres (2084.3 sq. feet)





EPC Rating: D Hereford Council Tax Band: F

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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