



Redlands , Upper Sapey, Worcester, Herefordshire WR6 6XT

Spacious Detached 4 Bed Bungalow Set In Over Half An Acre Plot

Asking Price £475,000



**Redlands
Upper Sapey
Worcester
Herefordshire
WR6 6XT
Asking Price £475,000
Freehold**

LOCATION

Upper Sapey is a small village located on the Herefordshire, Worcester borders. It is a rural area characterised by picturesque countryside and a tranquil atmosphere. The village is surrounded by rolling hills, meadows, and woodlands, offering scenic views and ample opportunities for lovely rural walks. The community offers a friendly and welcoming atmosphere while providing a peaceful retreat from the hustle and bustle of city life. The town of Bromyard is approximate 6 miles north and is famed for its festivals including the Bromyard Gala, Nozstock Festival and Bromyard Folk Festival. The town also offers a good range of amenities including a number of independent retail shops, cafes and pubs in the high street with easy access to Hereford (20 miles) and Worcester (16 miles) where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

Redlands is a well presented and deceptively spacious detached bungalow set on the fringe of the village. From the driveway, steps lead up to the double glazed front door with matching double glazed panel to the side with adjacent outside light and opens to a reception hallway with ceiling light and further glazed door leading through to the inner hallway which has ceiling lighting, radiator, power points and access to loft space. A door then opens to a spacious family living room with large double glazed window to the front elevation and further double glazed window to the side making the room lovely and light. The room has ceiling lighting, two radiators, power points, television aerial point, attractive oak flooring throughout and forming a central feature, is a chimney breast with inset electric fire, raised hearth and wooden surround and mantle above. Glazed double doors open from the living room into a large formal dining room with matching oak flooring, ceiling light, two radiators, power points, telephone point and double glazed, sliding patio doors, leading out to the beautiful gardens to the rear. A door from the dining room leads through to the kitchen which offers a comprehensive range of matching, modern, base and wall units with work surfaces to the base units with inset double bowl, single drainer sink unit fitted. There is an electric induction hob with extractor hood above and double oven and grill below, planned space for fridge/freezer, radiator, ceiling lighting, ample power points, tiled flooring and double glazed window overlooking the rear gardens. A sliding door from the kitchen leads through to a separate utility room with further cupboard storage, work surfaces, space and plumbing for washing machine and dishwasher, space for freezer, power points, ceiling lighting, tiled flooring, double glazed rear door to the garden and a return door to the inner hallway.

From the inner hallway doors lead off to all bedrooms including the family bathroom and separate shower/cloakroom. The principal bedroom has a large double glazed window overlooking the rear gardens, ceiling light, radiator, power points and a range of wardrobes with central dressing table. Bedroom 2 has a double glazed window to the front elevation, ceiling light, radiator, power points and bamboo wooden flooring. Bedroom 3 has a double glazed window to the rear, ceiling light, radiator and power points fitted and bedroom 4, which is currently used as a home office, has a double glazed window to the front elevation, ceiling light, radiator, power points and bamboo wooden flooring. The family bathroom comprised a suite to include a panelled bath, low flush w/c, hand wash basin with cupboards fitted below and 2 mirrored wall cupboards with electric shaver point. There is a ceiling

- Located In A Delightful Rural Position On The Fringe Of The Village Of Upper Sapey, On The Herefordshire, Worcester Border
- A Spacious Detached Bungalow Offering Well Presented, Flexible 4 Bedroomed Accommodation
- Set In Over Half An Acre Of Attractive, Mature Gardens, Including Vegetable Plot, Pleasant Seating Areas & Summer House
- With The Benefit Of Attached Double Garage/Workshop & Ample Driveway Parking

light, wall mounted electric fan heater, radiator, tiled flooring and double glazed window to the rear elevation. There is also a fitted airing cupboard which houses the hot water cylinder. In addition to this there is a separate shower room/cloakroom with shower cubical, low flush w/c, hand wash basin with fitted cupboards below, electric shaver point, ceiling light, chrome towel radiator, electric fan heater and double glazed window.

OUTSIDE

The bungalow is set in the most delightful, mature gardens which extend to over half an acre and form a stunning feature to the property. A gravelled driveway sweeps in to provide ample off road parking and leads onto the attached double garage/workshop with two up and over doors with power and lighting fitted with further useful external store rooms to the rear. There is additional parking to the side of the garage with electric car charging point fitted.

The gardens to the front elevation are laid principally to lawn with some floral/shrub boards with the garden rising up to a formal working vegetable garden including, fruit cage, small polytunnel, green house, timber framed garden shed, vegetable plot and a number of mature fruit trees.

The rear gardens are beautifully presented with a range of specimen trees, floral boarders and lawned areas with a choice of areas to sit out and entertain with a summer house to the rear and garden pond forming a lovely feature.

AGENTS NOTES

The property is of a non-traditional construction - for further details contact the selling agent.

SERVICES AND EXPENDITURE

Mains Electricity & Water. Private Drainage
Air Source Heat Pump Heating System (attracts £400 approx./quarter (index linked) renewable heat incentive until 2027 (condition on system maintained and installed)
Solar Panel on house produces hot water & Separate Solar PV FIT currently produce a income of approximately £2,000 per annum. index linked (12 more years to run)
Council Tax Band: E
Tenure: FREEHOLD
Broadband Availability: Superfast: download 65mbps upload 14mbps

Jackson Property (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to







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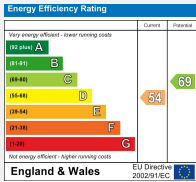
VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

DIRECTIONS

From Leominster proceed east on the A44 Worcester/Bromyard road. Continue through the town of Bromyard and turn immediately left after the Texaco Garage signposted Stourport B4203. Continue on this road out of the town toward Stourport for approximately 5.5 miles into Upper Sapey, where the driveway to Redlands can be found on your left hand side just after The Baiting House Country Inn.

What3Words: providing.kinds.receive



Redlands, Upper Sapey, Worcester, WR6

Approximate Area = 1434 sq ft / 133.2 sq m (excludes stores)
Garage = 300 sq ft / 27.8 sq m
Total = 1734 sq ft / 161 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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