



Foxhall Cottage Wyatt Road, Hereford, HR1 3NP

Guide Price £550,000

jackson
property

- Charming detached country cottage
- Living Room, Dining Room, Kitchen
- Four Bedrooms, Two Bathrooms

- Large well-tended gardens
- Double garage, Workshop & Store
- Semi-rural North Herefordshire Location

Situation

The property is delightfully positioned on the edge of the popular village of Sutton St Nicholas, which lies approximately five miles north east of the cathedral city of Hereford. The village offers a primary school, church, village hall and inn. The property lies within close proximity to other north Hereford villages of Withington and Marden. The local villages benefit from local pubs, shops, post office and regular bus service into Hereford City where a comprehensive selection of amenities, shops, recreational and educational facilities can be found. It is also within close proximity to the renowned Brockington Hall Golf Club, and Hampton Court Castle and Gardens is a short drive away.

Description

Foxhall Cottage is a charming detached country cottage, sitting in well-tended gardens in a beautiful rural position. The property offers spacious accommodation, which would now benefit from some updating. The front door leads into a hall and in turn to the L shaped living room, with fire place and ample room for a dining table and chairs. Beyond is the rear hall, with access to the ground floor bathroom and the dining room. The kitchen is fitted with a wide range of wall and base units with built-in double oven and space for white goods. A door leads to the rear porch and out to the garden.

To the first floor there are three double bedrooms, a single room and bathroom with white suite having a shower over the bath. The landing is spacious and offers the opportunity for a reading area/study. All of the bedrooms enjoy the fabulous far reaching countryside views.

Outside

The property is approached over a gravelled drive, leading to a double garage, workshop, store room and ample parking. The gardens are level and mainly laid to lawn, with well-stocked flower borders, mature trees and hedging to the boundaries.

Services & Expenditure

Services Connected: Private Septic Tank Drainage
Council Tax Band: E
Broadband availability: Mbps

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Directions

What3words://reboot.variety.relations

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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 verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor. Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

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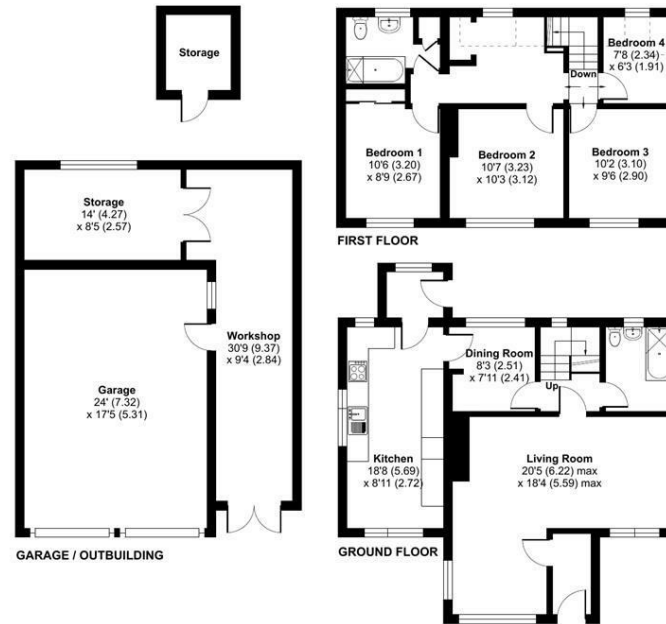


Foxhall Cottage, Wyatt Road, Cross Keys, Hereford, HR1

Approximate Area = 1208 sq ft / 112.2 sq m (excludes storage)
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 406 sq ft / 37.7 sq m
 Outbuildings = 367 sq ft / 34 sq m
 Total = 2028 sq ft / 188.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2023. Produced for Jackson Property. REF: 986207

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

Energy Efficiency Rating: **87** (Current), **43** (Potential)

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