



2 GARDINERS OAK
Clehonger HR2 9SZ

BB

With far reaching views of the Black Mountains, a beautifully presented modern home on the edge of this popular village, offering spacious and adaptable accommodation, all set in landscaped gardens with adjoining land which offers huge potential for a variety of uses, in all approximately 0.88 acres.

Offers In Excess Of £595,000



Situation and Description

The very popular rural village of Clehonger has a well-established community and offers a post office and shop, an excellent primary school, public house and regular bus service to and from the cathedral city of Hereford. Gardiners Oak is a small and exclusive development on the edge of the village and No. 2 lies at the end of the small cul-de-sac with its own gated access onto an adjoining paddock.

The house has been well maintained by the current owners and includes double glazing throughout, gas fired central heating, a beautifully fitted kitchen with a range of appliances and some wonderful views to the south-west towards the Black Mountains.

On arrival, a front door leads into a good-sized entrance hall, with built in cupboard which houses the gas fired central heating boiler. The lounge is very spacious and has a dual aspect with glazed doors at one end which allow light to stream in, with a separate door linking through to a large west facing conservatory. An open plan kitchen/ dining or breakfast room lies at the front of the house and is well appointed throughout. The fitted kitchen includes granite worktops, a range of cupboards and drawers, a central workstation, deep fill sink, instant hot water tap (Quooker equivalent) and a range of appliances including dishwasher, induction hob, extractor and single and double Neff and Samsung ovens as well as space for an American style fridge freezer. Doors then lead through to the conservatory. Also, on the ground floor there is a ground floor double bedroom and a family bathroom with all the usual fittings including a bath and shower and a good-sized utility room which completes the ground floor space.

From the entrance hall a half turn staircase leads up to the first floor where there are two excellent bedrooms. One is a fantastic master bedroom with vaulted ceiling and Juliette balcony at one end, with glazed double doors and stunning views across the gardens and land to the Black Mountains in the distance. Doors then lead into an en-suite shower room and walk- in dressing room/wardrobe. There is then a guest suite which had a double bedroom and en-suite shower room.

Outside

The property lies at the end of the cul-de-sac and has parking for at least three



cars with access to a detached garage (17'2 x 11'5) with remote controlled door and door to side. A pathway then leads around the house to a large patio and the gardens which have been well landscaped with low maintenance in mind. There are various pathways with a variety of shrubs and plants, a vegetable area and a large garden store as well as a delightful garden room (25'9 x 11'10) which was formerly a greenhouse and has a slabbed floor and power and water as well as a bar in one corner.

Adjoining the gardens and with its own separate access from the cul-de-sac is a very useful paddock which extends to some 0.75 of an acre and is currently used as amenity land with a mixture of young trees and wildflowers in the spring. It has the potential for a variety of uses, equine, horticultural or agricultural purposes and for up to two dwellings subject to planning.

Services and Considerations

Mains electricity, water, gas and drainage are all connected.

Tenure Freehold

Council Tax Rating E

EPC Rating B 81/93

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.



Hall leading through to dining area / kitchen & conservatory



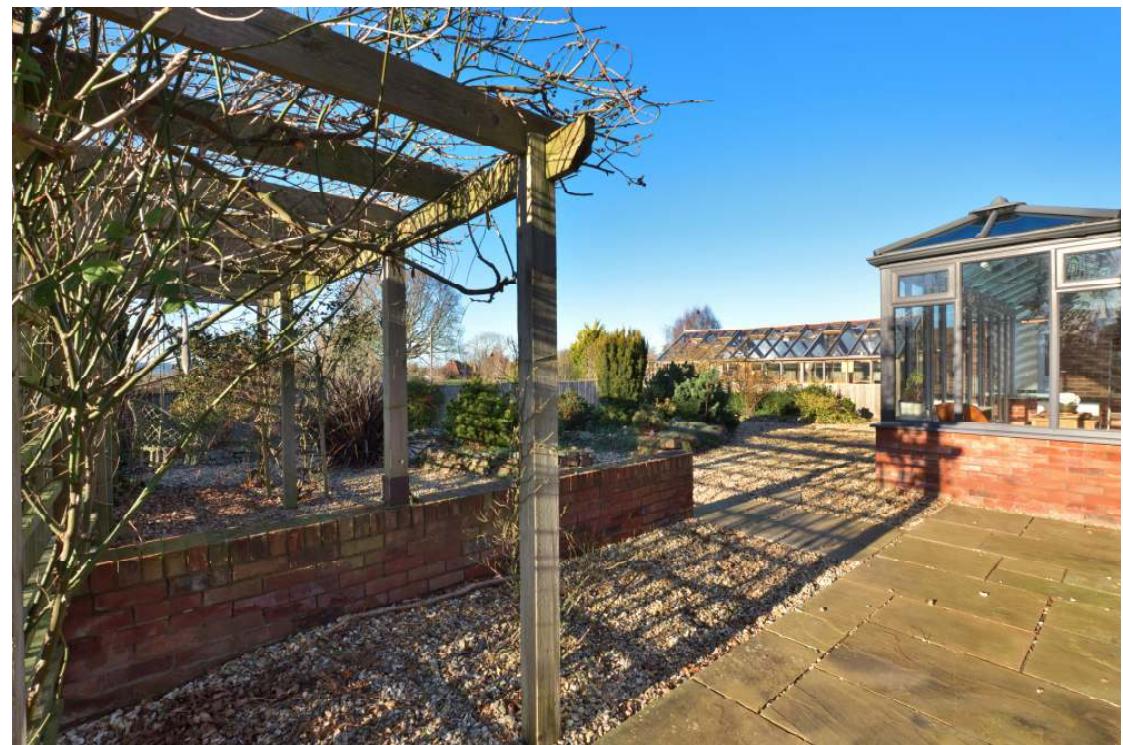




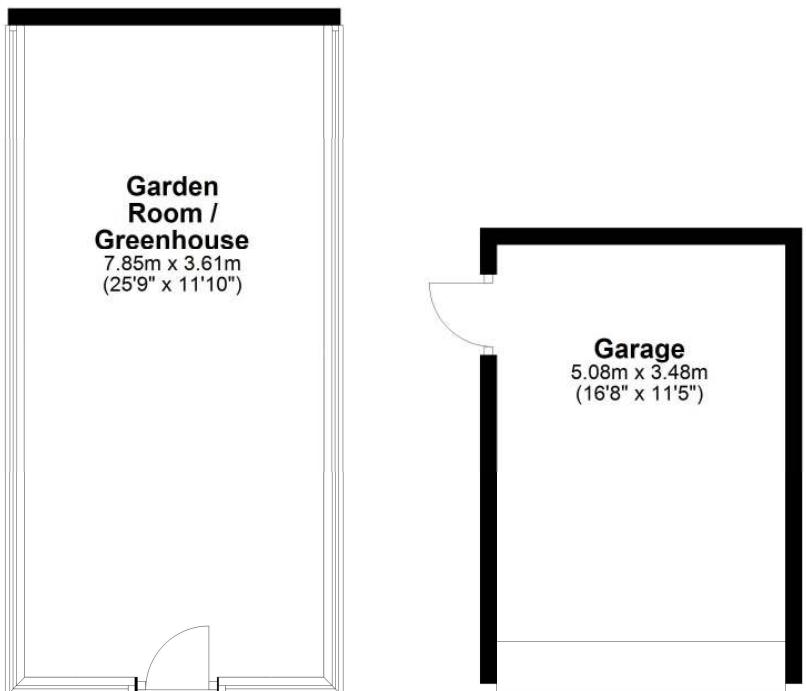


F/F Two further bedrooms with en-suite shower rooms



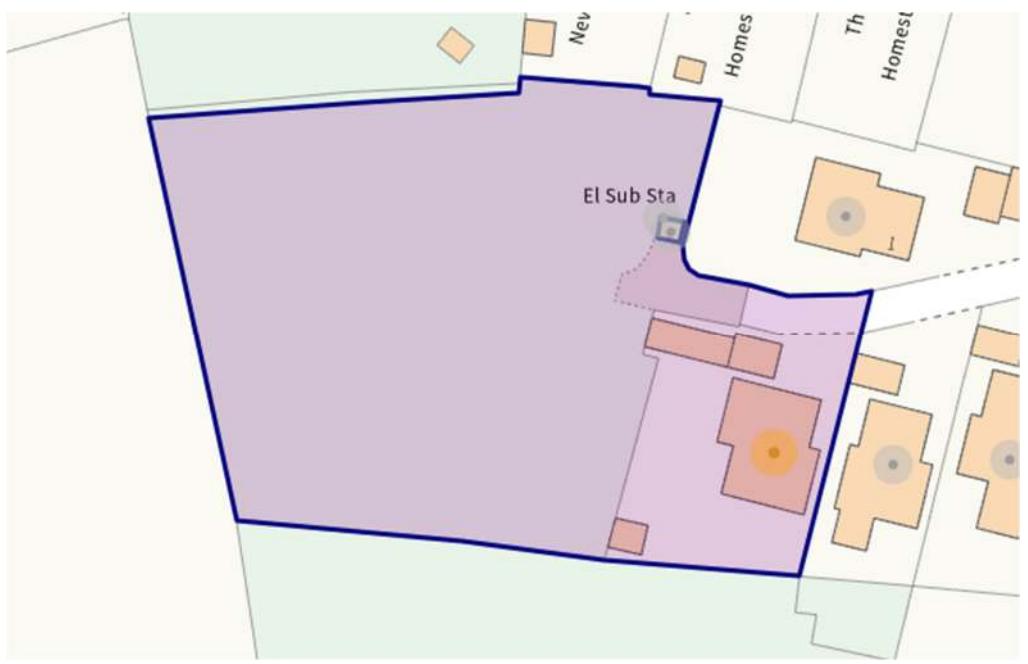


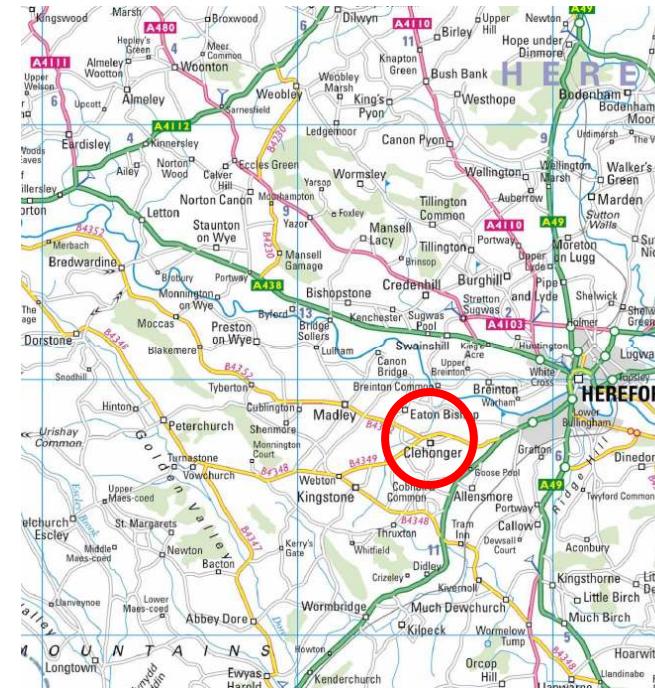
Garden Room/Greenhouse & Garage



Total area: approx. 46.0 sq. metres (494.8 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.





Directions

What3Words //workshop.moped.impressed
 From Hereford, proceed on the A465 towards Abergavenny, before turning right onto the B4349 signposted to Clehonger and Madley. At Clehonger bear left continuing on the B4349 and just before leaving the village turn left into Poplar Road. The small development of Gardiners Oak will then be found on the right-hand side.



Total area: approx. 189.8 sq. metres (2042.5 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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