



8 PARSONAGE FIELDS  
Wellington HR4 8FE





Forming part of this well serviced and popular Herefordshire village, a superb four-bedroom family house occupying a corner plot, well designed and appointed throughout, together with an attractive outlook over farmland to the rear.

**Guide Price £595,000**



#### **Situation and Description**

Parsonage Fields is an attractive cul-de-sac of modern properties that lie on the southern side of the thriving and very popular village of Wellington. Within walking distance is a village store, church, excellent primary school, sports club and much more. Further facilities are then available at the market town of Leominster to the north and the cathedral city of Hereford to the south; both offer main line train stations and road links to other parts of the country.

The accommodation has been well planned and designed for modern living. The ground floor offers plenty of living space with a large lounge and spacious study as well as a well-designed and appointed kitchen/family room which has direct access to the gardens. On the first floor there is a large master suite with dressing room, as well as a guest suite and two further good-sized bedrooms. The house also benefits from gas fired central heating, double glazing and all fitted carpets.

On arrival a front door leads into a welcoming reception hall with large double storage cupboard with hanging rail and oak doors leading to a good-sized sitting room with a walk-in bay window to the front, windows to the side, fireplace with fitted wood burner and double doors leading onto the patio. A separate study provides a quieter space to work and has an attractive bay window to the

front. The main hall then leads through to a large kitchen/ breakfast room which is a wonderful area for the family to gather. It offers plenty of light and space, and includes a tiled floor, an excellent fitted kitchen that includes granite working surfaces, a variety of fitted cupboards, built-in fridge and freezer, built in dishwasher, a Rangemaster Toledo gas and electric cooker with extractor over and double doors that lead out to the gardens. The ground floor space is then supported by a utility and separate cloakroom.

From the reception hall a fully carpeted staircase leads up to the first-floor landing with airing cupboard and access to the roof space with pull down ladder and partly boarded loft.

There are then four excellent bedrooms including a master suite with en-suite shower room and dressing area with a range of fitted wardrobes. A guest suite at the front of the house again has an en suite shower room and fitted wardrobes and there are then two further bedrooms which are supported by a well-appointed family bathroom. Two of the bedrooms also have far reaching views over farmland at the rear.

#### **Outside**

The property occupies a corner plot and is situated at the end of a quiet cul-de-sac. A driveway provides ample parking and leads to a large, detached garage with automatic up and over door, power and lighting and measures (18' x 17').

The gardens then lie to the front and rear and are laid to lawn with a number of herbaceous borders. A pathway leads around one side of the house to the rear gardens which are well enclosed by mature hedging and close boarded fencing, with a patio adjoining the house ideal for summer barbecues.

#### **Services and Considerations**

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

Tenure Freehold

Council Tax Band F

EPC TBC

Broadband TBC

Mobile Coverage TBC

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.





Hall leading through to sitting room and study















Three further bedrooms with a supporting family bathroom



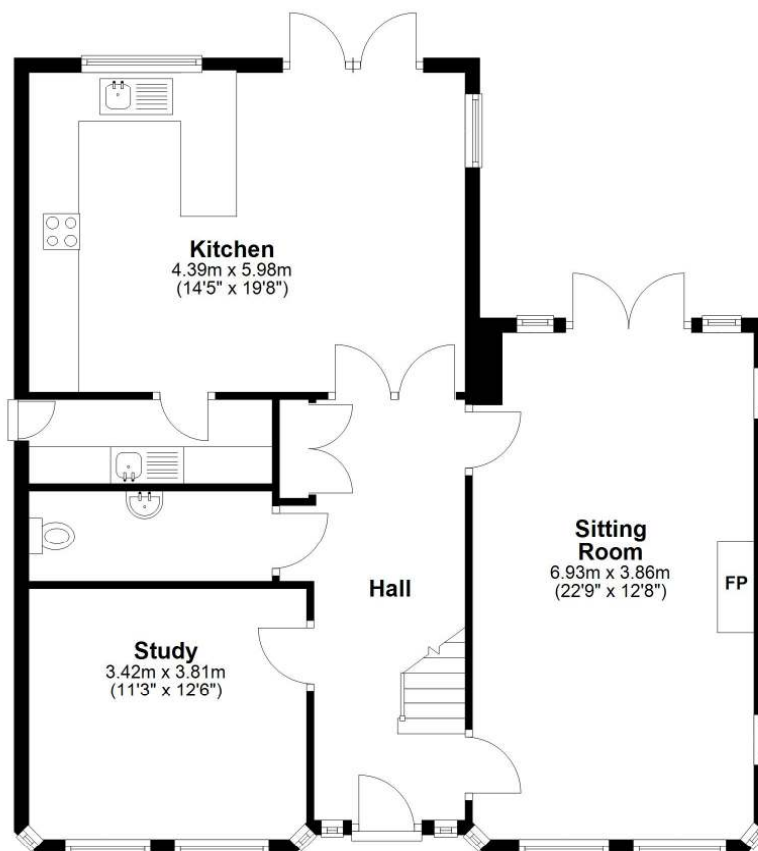


## Directions

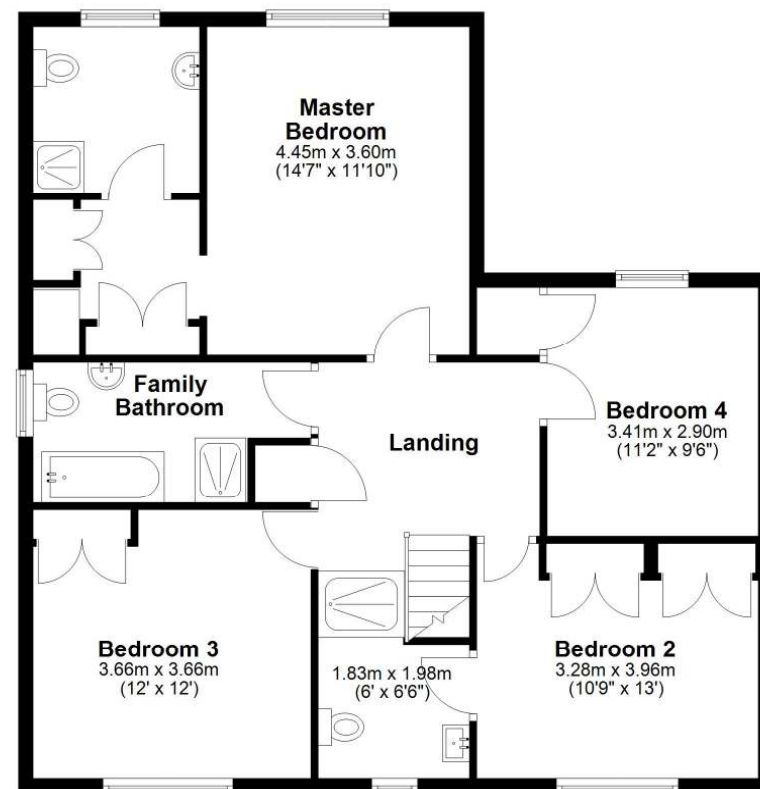
### What3words ///cushy.visit.lion

From Hereford, proceed in a northerly direction on the A49 towards Leominster. Continue for approximately 7 miles and just before a section of dual carriageway, bear left as sign-posted into Wellington village. Continue past the church on the right and take the next left hand turning into Auberrow Road. The access to Parsonage Fields will be found on the right-hand side after a short distance.

## Ground Floor



## First Floor



Total area: approx. 174.1 sq. metres (1873.8 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.

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