



4 EXCHEQUER GARDENS

Thrupton, HR2 9AX



Welcome to No. 4 Exchequer Gardens, Thruxton, HR2 9AX

Constructed to an exacting standard by Buchanan Properties, this exciting development mixes traditional design with contemporary touches and enjoys a slightly elevated position with some fine views over the surrounding landscape. Offering plenty of light and space throughout, the houses offer a range of features including underfloor heating to the ground floors, modern double-glazed windows, solar photo voltaic Giv energy systems, contemporary fully fitted kitchens with a fantastic range of integrated appliances, bespoke oak joinery and many other features all ensuring a turnkey finish on purchase.

Other specific features include: -

Fitted kitchens with granite worktops and an outstanding range of fitted appliances

A 10-year build warranty

Steibel air source heat pumps

Car charging points

Cat 6 installation

Limestone and porcelain floors

Electric underfloor heating in the bathrooms

Double glazing throughout and bi-fold doors

Central heating

Fitted carpets

Quooker taps



Situation and Description

The small hamlet of Thruxton lies in southwest Herefordshire and is made up of just a small number of individual properties which surround a pretty village church. The popular nearby villages of Kingstone, Madley and Allensmore, offer an excellent range of local services with a choice of shops, pubs and schools, with more extensive facilities than available at the cathedral city of Hereford, which lies only 7 miles away and includes a mainline train station..

This stunning property occupies a large level plot and enjoys beautiful far-reaching views over open countryside. The living space is full of natural light and beautifully finished with exacting attention to detail. There are a wealth of top-quality fittings throughout, including an array of kitchen and bathroom fittings, along with air source heating, limestone tiled floors and beautiful oak joinery, all setting this property apart from most others.

The kitchen family room has been beautifully designed and includes a range of appliances, a Quooker tap, underfloor heating and bi-fold doors which open onto extensive patio space. A comfortable lounge then offers a quiet space to relax and at one end the integral garage could be a home office, workshop. or be converted to provide additional living space, if required.

On the first floor the master suite includes a range of fitted wardrobes and a well-equipped en-suite shower room. There are then three more double bedrooms, one with an en-suite shower room and a well-equipped family bathroom. The landing is also very spacious, and every room enjoys beautiful far-reaching views over the landscape.

Services and Considerations

Mains electricity, mains metered water, private drainage system.

Heating Steibel air source heat pump.

Six solar panels which produce approximately 2.8Kw which are battery ready with a large inverter if more panels are fitted in the future.

Tenure Freehold

Council Tax Rating **to be confirmed** / EPC Rating **to be confirmed**

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

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.



Beautifully finished throughout (furnishings not included)

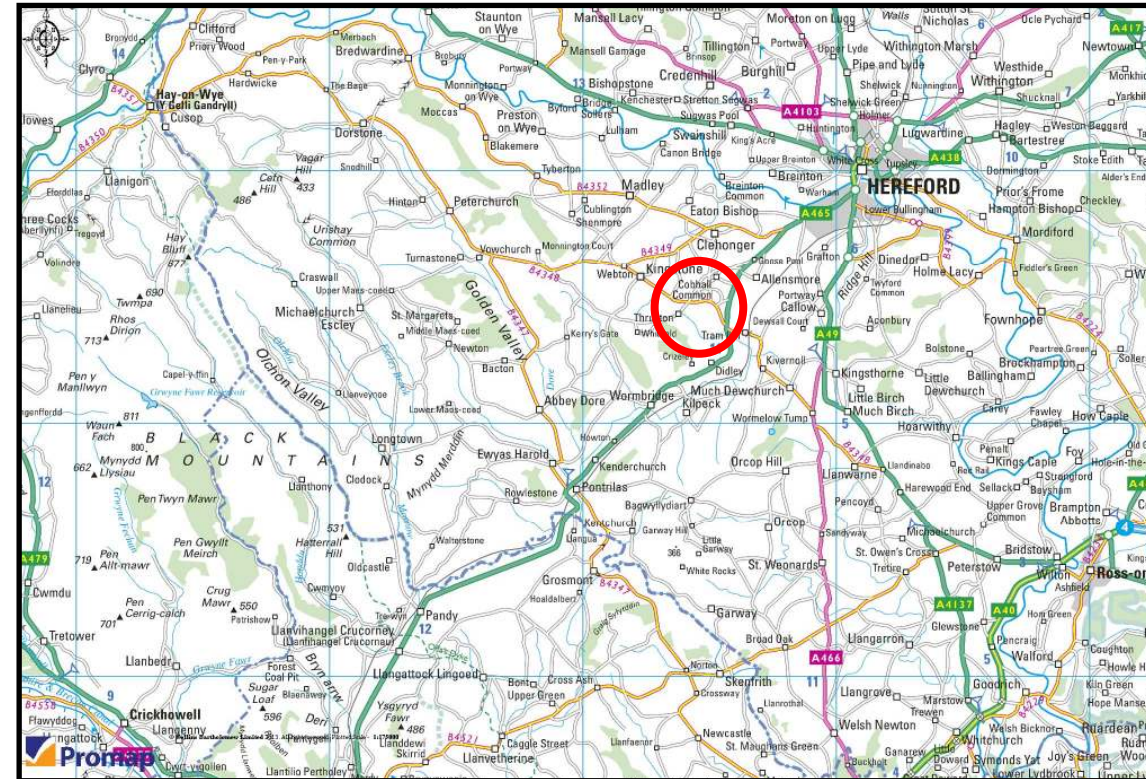




Comfortable and spacious bedrooms, master with en-suite shower room



Site Plan

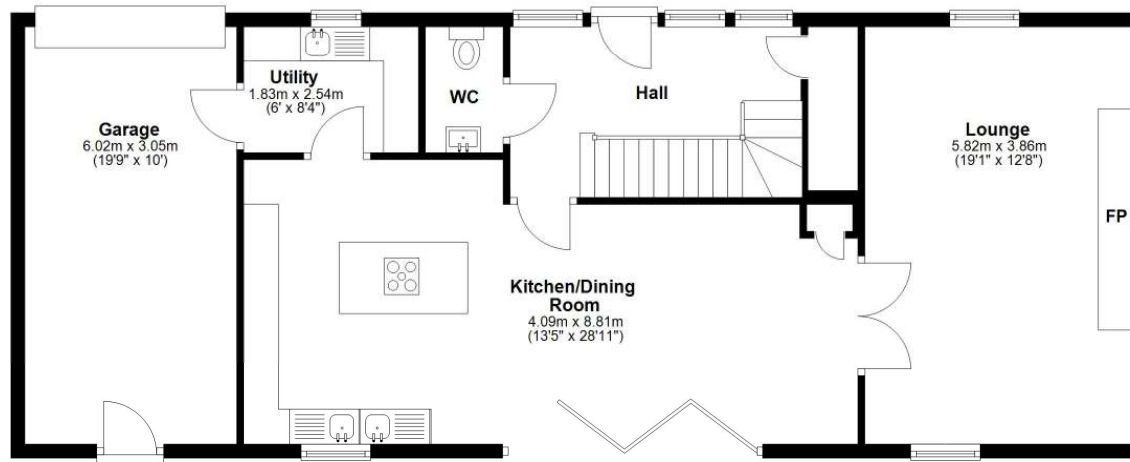


Directions

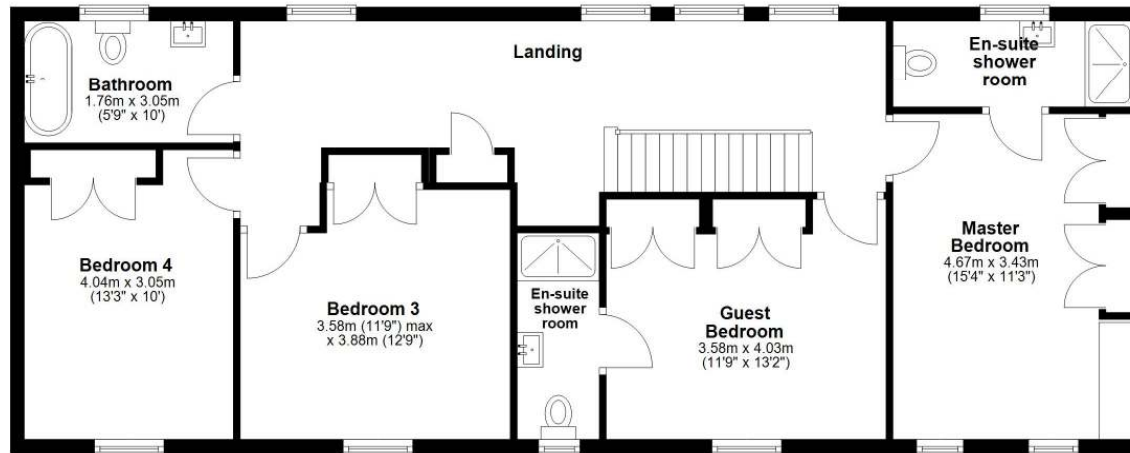
What3Words [///nightcap.safari.zinc](https://nightcap.safari.zinc).

From Hereford take the A465 signposted towards Abergavenny and continue for 5 miles before turning right at Locks Garage towards Hay on Wye, Peterchurch, Kingstone and Thrupton. Proceed on this road for approximately 1.5 miles before turning left towards Thrupton Church. At the brow of the hill turn left and then left again into Exchequer Gardens.

Ground Floor



First Floor



Total area: approx. 190.8 sq. metres (2053.5 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.

Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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