

FOR
SALE



Seefeld Much Birch, Hereford HR2 8HT

£525,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Highly sought-after rural location an impressive 4 bedroom detached house with 3 reception rooms, superb kitchen, extensive gardens and grounds, far reaching countryside views, ideal family home. Ideal family home.

POINTS OF INTEREST

- *Highly sought-after rural location*
- *Impressive 4-bedroom detached country house*
- *3 Receptions & luxury fitted kitchen*
- *Extensive gardens & grounds*
- *Far-reaching countryside views*
- *Internal inspection highly recommended*



ROOM DESCRIPTIONS

Double glazed entrance door through to the

Spacious Reception Hall

Feature flooring, staircase to the first floor, radiator, windows to the front aspect enjoying a pleasant outlook across the garden and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, heated towel rail/radiator, tiled floor, partially tiled wall surround, display shelf, window and folding door to useful cloaks cupboard.

Lounge

Fitted carpet, 2 radiators, coved ceiling, display shelving, large window enjoying a fine outlook across the rear garden and countryside beyond, feature open fireplace with display shelf over, tiled hearth and door to the

Large L-shaped open-plan Dining/Family Room

Feature flooring, radiator, window to the rear, large floor to ceiling window to the front aspect and sliding patio door to the

Conservatory

With laminate flooring, power and light points and double doors to the rear patio and garden.

From the Dining/Family Room, a door opens into the

Snug

Feature flooring, window to the front aspect, recessed spotlighting, radiator, display recess with shelving and door to the useful boiler cupboard housing the oil fired central heating boiler.

From the Dining/Family Room, there is a large square arch through to the

Superb Kitchen/Breakfast Room

Comprehensively fitted out with a range of units comprising 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, central workstation/breakfast bar with storage below, free-standing washing machine and dishwasher, Belling Rangemaster-style cooker, large double glazed window to the front aspect with roller blind, recessed spotlighting, space for breakfast table, double patio doors to the rear patio and garden and large walk-in pantry cupboard with shelving, electric light and powerpoints.

Spacious Landing

Fitted carpet, double radiator, large access hatch to loft space and built-in airing/store cupboard with shelving, electric light and radiator.

Bedroom 1

Fitted carpet, radiator, space for wardrobes and window to the rear enjoying far-reaching views.

Bedroom 2

Fitted carpet, radiator, window to the rear enjoying far-reaching views and door to the En-suite Shower Room with large corner shower cubicle with twin showerhead over and glazed sliding door, low flush WC, vanity wash hand-basin with storage below, recessed spotlighting, tiled floor and towel rail/radiator.

From Bedroom 2, a double glazed door opens onto the

Balcony

With composite decking enclosed by railings for safety and enjoying far-reaching views across glorious Herefordshire countryside.

Bedroom 3

Fitted carpet, radiator, window to the front aspect enjoying a pleasant outlook and built-in double wardrobe.

Bedroom 4

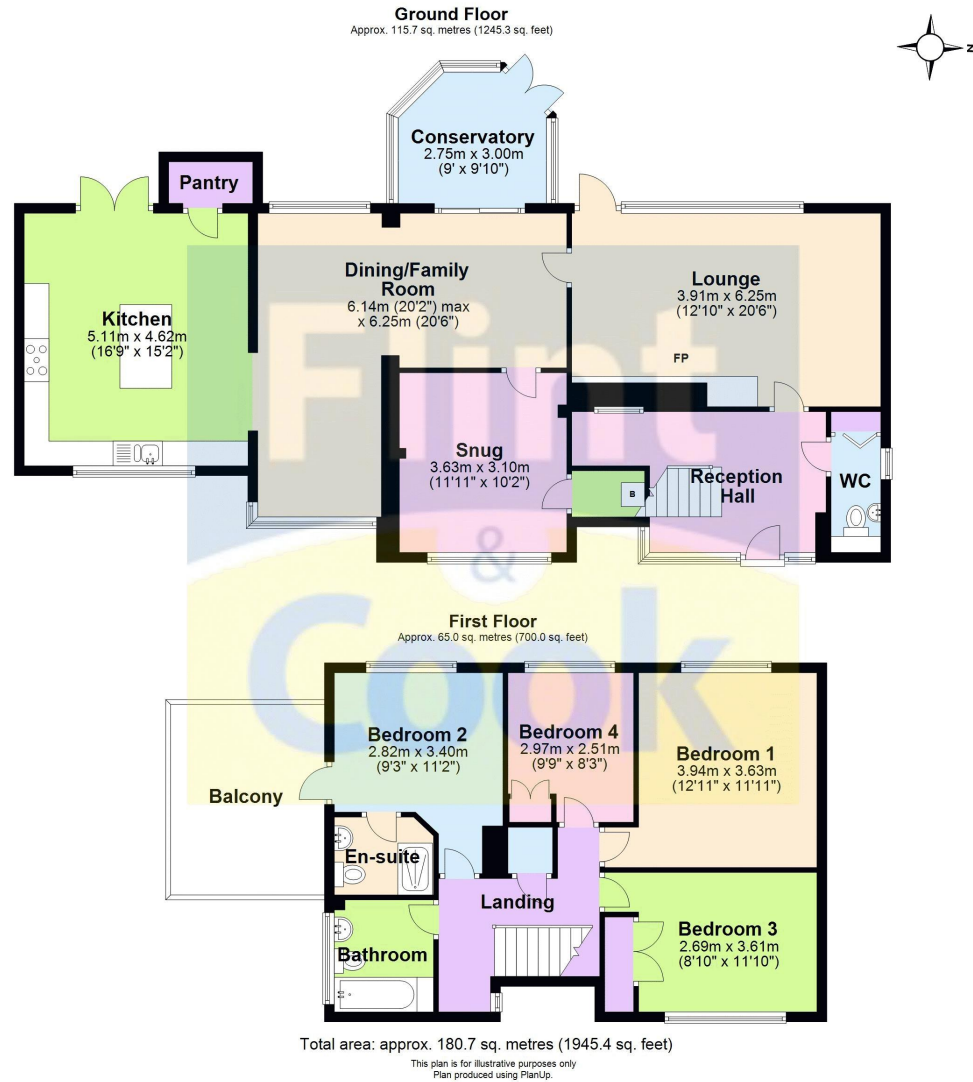
Fitted carpet, radiator, window to the rear enjoying far-reaching views and built-in wardrobe with overhead cupboard.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking facilities. One of the main features of the property are the extensive gardens and ground to the front, side and rear of the property that have been beautifully laid to lawn interspersed with a wide variety of flowers and shrubs and well enclosed by mature hedging, trees and fencing to maintain privacy. To the side of the property, a pathway leads to the DETACHED SUMMERHOUSE offering the perfect garden retreat, of timber construction with wood strip flooring, power and light points. Sun terrace to the front and potentially also offering the perfect work-from-home office space. To the immediate rear of the property there is an extensive paved patio area providing an ideal suntrap and with it facing southwest it offers the perfect entertaining space. There are 2 further useful store sheds, outside tap and lighting.

Agent's Note

The gardens, grounds and views form a special feature of the property and really need to be seen to be fully appreciated.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	64	73
A		
(71-81)		
B		
(69-80)		
C		
(55-68)	64	73
D		
(39-54)		
E		
(21-38)	64	73
F		
(1-20)	64	73
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		