



Greengages , Dilwyn, Hereford, Herefordshire HR4 8HW

Stunning Newly Built Detached 3 Bed Border Oak Property.

Asking Price £455,000



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Dilwyn  
Hereford  
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HR4 8HW  
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**LOCATION**

Dilwyn is a sought after small village with Church, public house, village hall and school. A wide range of country walks are available on the doorstep and the larger village of Weobley is approximately one mile away with an exceptional wide range of services including doctor's surgery, shops, tea rooms, restaurants, post office, dentist and both primary and secondary school. The market town of Leominster is also easily accessible with train station, with the larger Cathedral City of Hereford a little further to the south.

**BRIEF DESCRIPTION**

Greengages forms a part of a small development of just two houses in a secluded position on the fringe of the village, having been designed and built by Border Oak. The property offers an opportunity for somebody to purchase a unique and individual new home. The property is approached via a flagged stone pathway from the driveway to the oak framed canopy style porch over the front door which opens to a spacious reception hallway which opens through to the lovely light kitchen/dining room with limestone flooring throughout. The kitchen itself comprises a handmade painted bespoke kitchen by local firm Russell Alexander and offers a comprehensive range of matching units with quartz work surfaces over with inset ceramic double sink and a range of fitted appliances to include fridge and separate freezer, dishwasher and electric induction hob with matching electric oven and grill below and extractor hood above. There is an additional large pantry style cupboard, exposed oak timbers with the room then opening up to the family dining area with double-glazed French doors opening out to the private patio and gardens to the rear. Off the kitchen, a door leads through to the utility room which has a further range of handmade units with solid wood work surfaces and Belfast style sink, space and plumbing for washing machine and cupboard housing the hot water cylinder with double-glazed door opening out, to the gardens to the rear, and a door also leading to a good sized downstairs cloakroom/w.c. Also leading off the hallway is the family sitting room with feature inglenook style

- Designed & Built By Border Oak This Charming Detached Cottage Is Set In The Picturesque Village of Dilwyn
- Offering a Unique Opportunity to Purchase a Newly Built Border Oak Property Offering Spacious 3 Bed Accommodation Together with Many Oak Features Throughout With a Plethora of Other Classic Border Oak Detailing
- There is a Large Open Plan Kitchen/Dining Area with Locally Handmade Kitchen with Appliances Fitted & Separate Utility
- All Set in Good Sized Gardens with Private Patio Area to the Rear, Parking & Open Fronted Single Oak Framed Detached Garage

brick fireplace with oak wooden lintel above and raised flagged hearth. There are oak floorboards throughout and further exposed oak timbering with double-glazed French doors, opening to the gardens to the rear.

A staircase from the hallway with useful under stairs storage cupboard leads up to the galleried landing with doors then leading off to the master bedroom, a good sized double bedroom with exposed oak timbering, double-glazed windows to two elevations and door to a well appointed en-suite shower room. There are two further bedrooms to the first floor and family bathroom, again well fitted with panelled bath with separate mains shower over, low flush w.c. and hand wash basin.

The property has been completed to the usual exceptional standards and interior finish of Border Oak Properties, with a wealth of its own individual character and charm.

Outside, the house is part of a small Border Oak development of just two houses, with an initial shared tarmac driveway which sweeps up to the properties with Greengages benefiting from its own cobbled driveway and single detached oak framed, open-fronted garage measuring approx. 19'0" x 10'0" (5.79m x 3.05m). There is a lawned front garden and pathways to either side of the property around to the large flagged patio area to the rear providing a pleasant outside seating/dining area. There is an attractive brick retaining wall with steps then leading up to the good sized gardens to the rear.

**SERVICES**

Mains Electricity & Water. Private Drainage. Underfloor heating on individual room thermostats on both floors provided by Air Source heat pump.

**OUTGOINGS**

Council Tax Band: To be confirmed.

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWING**

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.







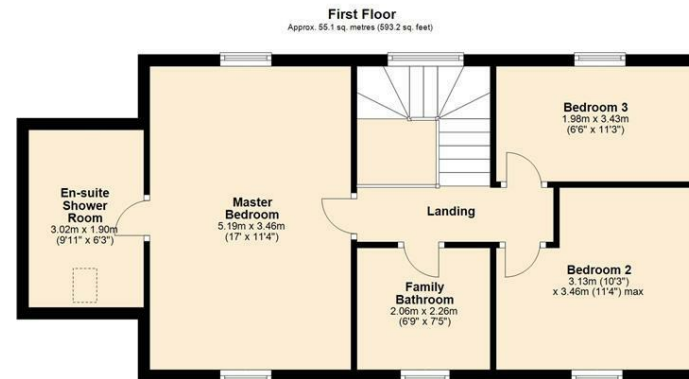
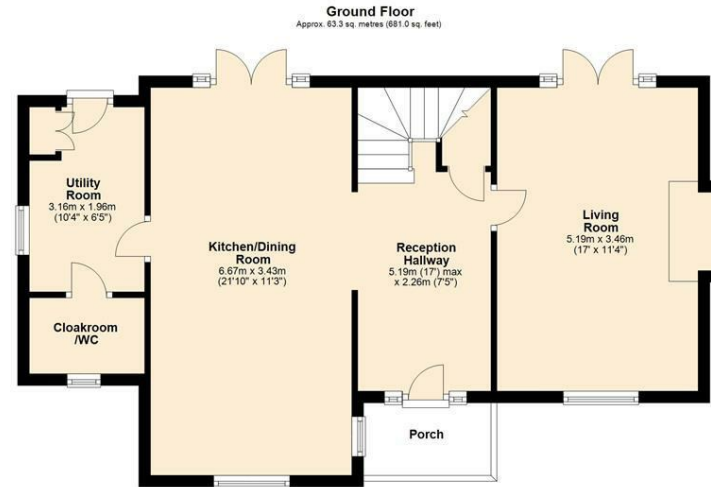
### DIRECTIONS

From Leominster proceed west on A44/A4112 Brecon Road for approximately 4.5 Miles, turn left for the village of Dilwyn and follow the road into the village where the property will be found set back on your right just before the church.

### Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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