



Plot 2 Kingstone Grange  
Kingstone, Hereford, Herefordshire, HR2 9HJ

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property



# Substantially reduced £272,000

A brand new 4 Bedroom detached house with wardrobe and en suite to master bedroom, study, open plan kitchen / dining room with French doors onto the garden from living area and kitchen / dining. The property also benefits from a double garage. Located in a popular village location with nearby amenities and Hereford City centre just 7 miles distance.

## Situation

Kingstone as a village has its own pub, The Bullring Inn, a Post Office and a number of specialist shops and businesses, there are also established farm shops in the area for fresh produce. There is a Doctor's Surgery within easy walking distance of Kingstone Grange and regular bus services to the city of Hereford, just over 8 miles, which provides the main shopping location with shops to include Waitrose, Tesco, Asda, Co-op, Morrisons and Aldi. There are also numerous restaurants and leisure facilities to enjoy.

The village itself benefits from its own Academy Trust comprising a Primary and High school, both rated 'Good' from Ofsted and is only a few minutes' walk from the development.

Other excellent private schools are located in and around Hereford.

Kingstone is located in the upper Wye Valley, south-west of Hereford, close to the Golden Valley with surrounding patchwork fields and renowned areas of natural beauty. The River Wye winds its way from Wales, passing through Hereford and through its wooded banks down to the River Severn at Chepstow.

The Brecon Beacons National Park is a few miles to the south-west, together with Hay-on-Wye which is famous for its festival.

The closest railway station is in Hereford providing services by Arriva Train Wales to destinations along the South Wales coast to Fishguard and north to Manchester Piccadilly and Holyhead. It is also the terminus for West Midlands trains to Birmingham and The Cotswold Line to Oxford and London Paddington.

## Description

## ROOM SIZES

Living: 6.04m x 3.25m 19'10" x 10'8"

Kitchen/Dining: 6.04m x 3.44m 13'3" x 11'4"

Study: 2.05m x 1.73m 6'9" x 5'8"

Bedroom 1: 4.01m x 3.25m 13'2" x 10'8"

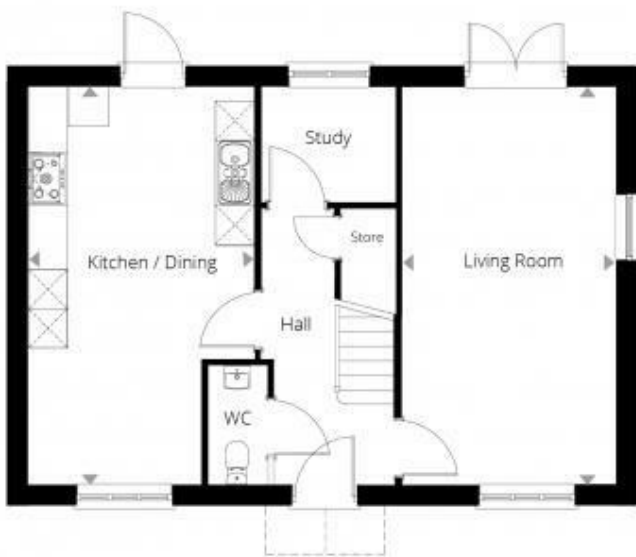
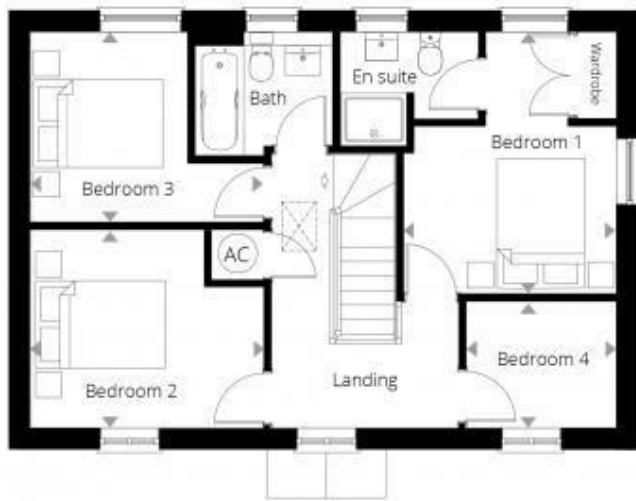
Bedroom 2: 3.57m x 2.30m 11'9" x 9'10"

Bedroom 3: 2.93m x 2.40m 9'7" x 7'10"

Bedroom 4: 2.29m x 1.92m 7'6" x 6'4"



To arrange a viewing please contact us on t. 01432 344 779  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>			10-100 <b>A</b>		
81-91 <b>B</b>			20-80 <b>B</b>		
69-80 <b>C</b>			30-70 <b>C</b>		
55-68 <b>D</b>			40-60 <b>D</b>		
40-54 <b>E</b>			50-50 <b>E</b>		
21-39 <b>F</b>			60-40 <b>F</b>		
1-20 <b>G</b>			70-30 <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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