



Plot 33 Kingstone Grange
Kingstone, Hereford, Herefordshire, HR2 9HJ

jackson
property

£265,000

3 Bedroom detached house with wardrobe and en suite to master bedroom, open plan kitchen / dining room with French doors onto garden. Single garage and parking.

A prestigious new development of 2, 3, 4 and 5 bedroom homes in the peaceful village of Kingstone, located in the upper Wye Valley, near the City of Hereford.

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.

Ground Floor:

Living Room

20'0" x 10'6" (6.11 x 3.22)

Kitchen/Dining

20'0" x 10'7" (6.11 x 3.25)

First Floor:

Bedroom 1

16'4" x 14'3" (4.98 x 4.35)

Bedroom 2

11'3" x 10'6" (3.45 x 3.22)

Bedroom 3

8'4" x 7'8" (2.55 x 2.34)

Coronavirus Jackson Property Protocol

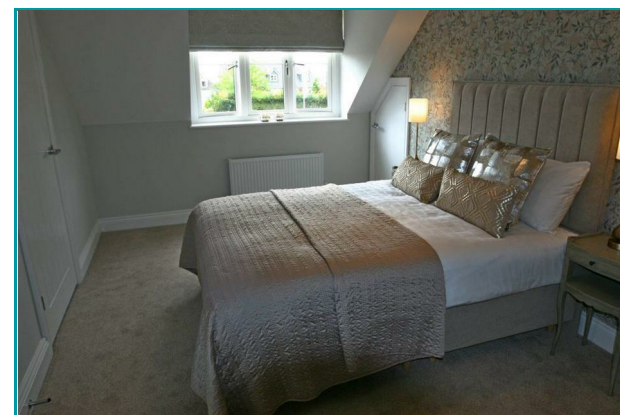
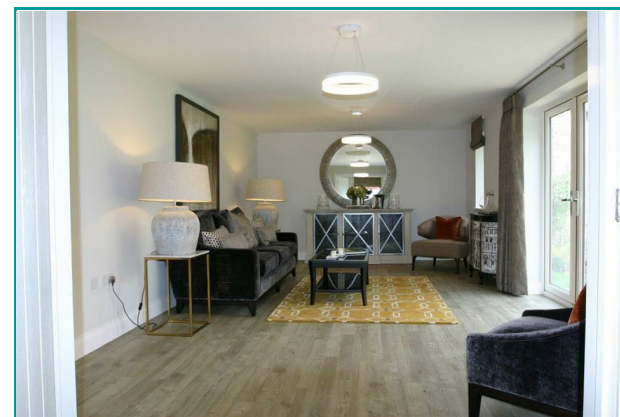
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

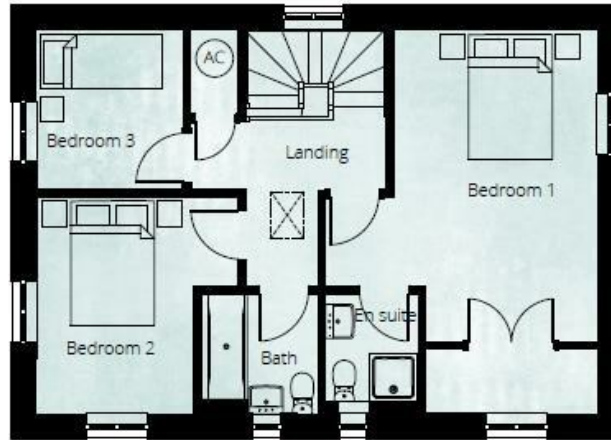
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



To arrange a viewing please contact us on t. 01432 344 779
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GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
41-49 A			41-49 A
31-40 B			31-40 B
21-30 C			21-30 C
13-20 D			13-20 D
7-12 E			7-12 E
2-6 F			2-6 F
1 G			1 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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