



Plot 82 Kingstone Grange
Kingstone, Hereford, Herefordshire, HR2 9HJ

jackson
property

£310,000

**** DOUBLE GARAGE | 4 BEDROOMS & STUDY ****

4 Bedroom Detached House with wardrobe and en-suite to master bedroom, study, open plan kitchen/dining room with french doors onto the gardens from the living area and kitchen/dining room.

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.

Rooms

Living Room: 7.06m x 3.21m
Kitchen Diner: 7.06m x 4.97m
Dining Room: 3.33m x 3.26m
Study: 3.21m x 1.85m
Bedroom 1: 3.42m x 3.19m
Bedroom 2: 3.98m x 3.33m
Bedroom 3: 3.52m x 3.19m
Bedroom 4: 3.33m x 2.96m

Referral Fees

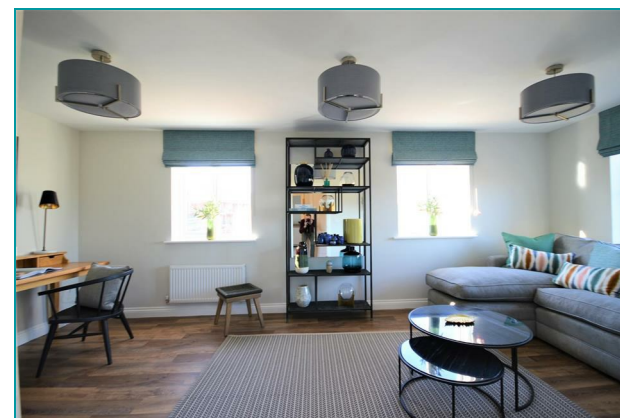
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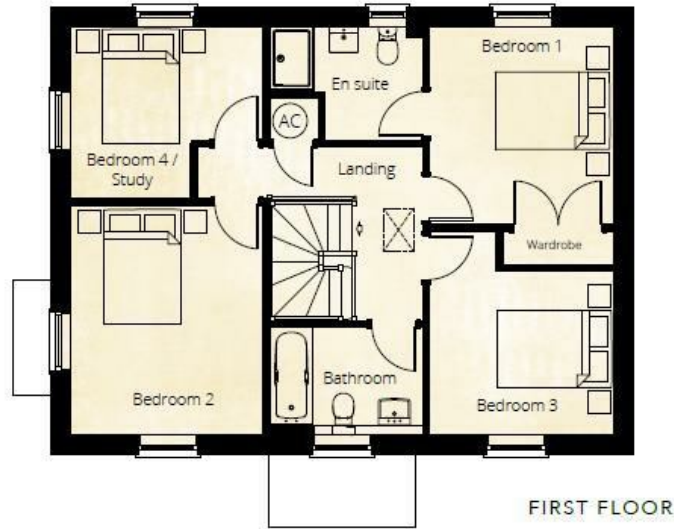
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To arrange a viewing please contact us on t. 01432 344 779
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
41-91 A			41-91 A
31-40 B			31-40 B
21-30 C			21-30 C
11-20 D			11-20 D
1-10 E			1-10 E
0-10 F			0-10 F
0-10 G			0-10 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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