



Oast House

Marden, Hereford, Herefordshire, HR1 3ES

jackson
property



Oast House

£800,000

Hereford
Marden
Herefordshire HR1 3ES

Freehold



- Impressive Detached Border Oak Family Home
- 4 Double Bedrooms, 2 Ensuites
- Circa 3 acres of Paddocks with Post and Rail Fencing
- Character Features Throughout
- Guest Suite/Potential Annex
- Landscaped Front and Rear Gardens
- Garage/Workshop with Room Above
- Driveway Parking for Multiple Vehicles



Stunning Detached Border Oak Property | 3 Acre Paddocks | 4 Double Bedrooms, 2 Ensuites | Beautifully Presented | Character Features Throughout | Carport with Workshop | Guest Suite/Potential Annex | Landscaped Front and Rear Gardens | Village Edge Location | Countryside Views | **MUST VIEW**

Situation

Located in the sought after village of Marden and within walking distance of Marden Primary School. The property lies within easy access of local shops and amenities including post office, church, and countryside walks. The property is well located for access to Queenswood Country Park and Hampton Court Castle and Gardens. Hereford city centre is within easy access, approximately 7 miles, and is home to an excellent range of amenities including leisure pool, cinema, shopping, and plenty of restaurants and cafes. Leominster is located some 8 miles distance with more facilities, and both having regular bus services if required.

Description

This is a substantial Border Oak family home which has been lovingly maintained and beautifully presented by the current owners. The large entrance/dining area has a welcoming and cosy feel and provides access to the kitchen/breakfast room, living room and stairs to the first floor where you will find the impressive

galleried landing. The living room is full of character including a feature inglenook fireplace with brick surround and exposed wooden beams, there is a dual aspect to the front and rear and has access to the study. The kitchen/breakfast room is beautifully presented with bespoke painted kitchen featuring a quarry-tiled floor and useful island with granite worktop.

From here, a door opens into a utility area where you will find a WC and access to the rear annexe. This room provides an excellent office space, playroom or could be utilised as extended living accommodation for an elderly relative. French doors lead to the garden and stairs leads to the first floor where bedroom four is located with an ensuite bathroom.

The first floor has a galleried landing and access to the family bathroom and bedrooms one, two and three. Bedroom one is located at the rear of the property and has its own ensuite shower room. Bedroom two and three overlook the front. All bedrooms are double rooms. The family bathroom is fitted with a three piece white suite including panelled bath with shower over.

Outside

The property is set within beautiful and well-maintained private gardens, with lawned areas and attractive borders. A split-level courtyard to





the rear of the property provides an excellent space for outdoor entertaining. There are two pasture paddocks at the rear of the property equalling approximately 3 acres with post and rail fencing suitable for grazing.

The property also comes with a large timber and brick built double garage which has a useful workshop to the rear and a room above. The gravelled driveway allows for parking to the front and rear of the property

Services

Mains electricity, gas & water. Gas central heating. Private septic tank drainage. Wood burning stove. Broadband connected/available.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.





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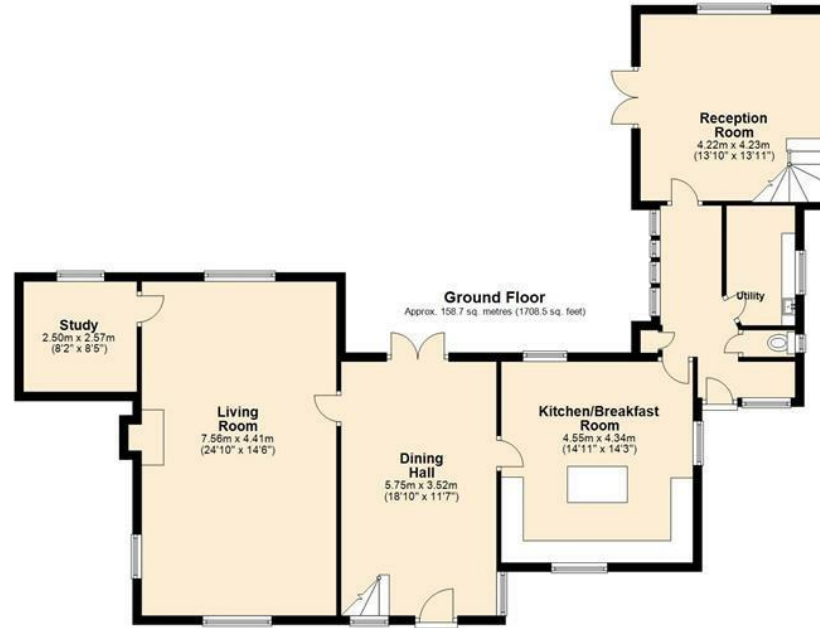
Referral Fees

Jackson Property may be entitled to commission or

fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment



Total area: approx. 283.6 sq. metres (3052.3 sq. feet)

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

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

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/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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