



Plot 157, The Gorey Kingstone Grange
Kingstone, Hereford, Herefordshire, HR2 9HJ

jackson
property

£280,000

NEW BUILD 4 Bedroom Detached House | Master with wardrobe and Ensuite | Study | Open Plan Kitchen Dining Room | Living Room with French Doors to Garden | Single Garage

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

4 Bedroom detached house with wardrobe and en suite to master bedroom, study, open plan kitchen / dining room with French doors onto garden from living area and kitchen / dining.

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"

Lagon Homes

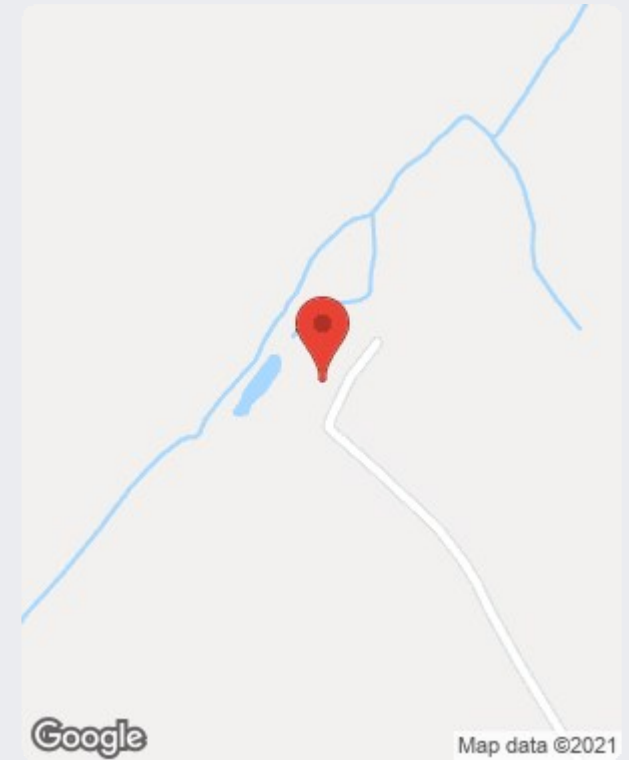
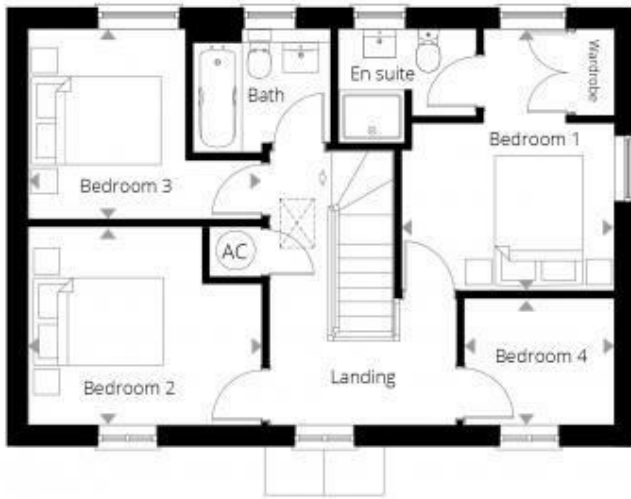
Established in 1983 Lagon Homes has three companies, operating in both Northern Ireland, the Republic of Ireland and England. Lagon Homes is at the forefront of high quality homebuilding and collectively develops over 400 homes per annum with a significant land bank and interests in strategic land.

Viewings

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



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 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

jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY 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.

