



Halfway

Cross Keys, Hereford, Herefordshire, HR1 3NT

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property

£475,000

Detached Three Bedroom Cottage | Stunning Gardens and Paddock in up to 0.7 acre Plot | Set in a Quiet Position North of Hereford | Modern Double Storey Extension | Day Room with French Doors | Two Bathrooms | Utility & Study

Situation

The property is delightfully positioned on the edge of the popular village of Withington & Sutton St Nicholas in the hamlet Cross Keys, which lies approximately five miles north east of the cathedral city of Hereford. The village offers a primary school, church, village hall and inn. The property lies within close proximity to Moreton on Lugg and Marden. The local villages benefit from local pubs, shops, post office and regular bus service into Hereford City where a comprehensive selection of amenities, shops, recreational and educational facilities can be found. It is also within close proximity to the renowned Brockington Hall Golf Club, and Hampton Court Castle and Gardens is a short drive away.

Description

The property is approached via a large frontage, having parking area and gate to front lawned garden. The garden is private with pathway leading to the front door and access to the rear.

The front door leads to an enclosed hallway, with large storage cupboard, utility space and access to the ground floor study room, with window over looking the side space.

Off the hallway, is the modern kitchen diner, having a range of matching grey eye level and low level cupboards, oak worksurfaces over, space for range style

cooker and inset sink. The kitchen leads to the rear hallway, with stairs to the first floor and rear access to the garden.

The lounge is spacious with feature fireplace and character features on show. The window overlooks the rear gardens. The rear hallway further leads to a spacious family room, currently laid out as a dining room and sitting room. The French doors lead out to the lovely gravelled area leading to the garden.

There are 2 double bedrooms downstairs, along with a lovely shower room with WC and basin.

To the first floor, there is a good sized double bedroom, dressing area, study area and bathroom with bath and shower over. The bedroom and dressing room have views over the gardens and paddock.

Outside

The gardens and grounds extend to approx 0.7 acres in total. The gardens are very private with a plethora of flowers, shrubs and borders. There is a small stone wall and gravelled area. A five bar gate leads to a paddock area, being hedge lined and laid to lawn, making ideal use as a play area of for small animals.

Services

Mains Electricity, Mains Gas, Mains Water, & Private Drainage

Directions

What3Words ///enlighten.pops.runs

Viewings

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

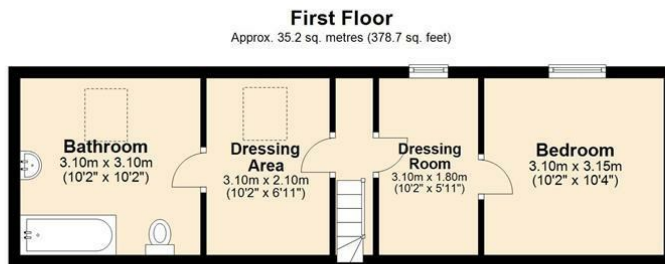
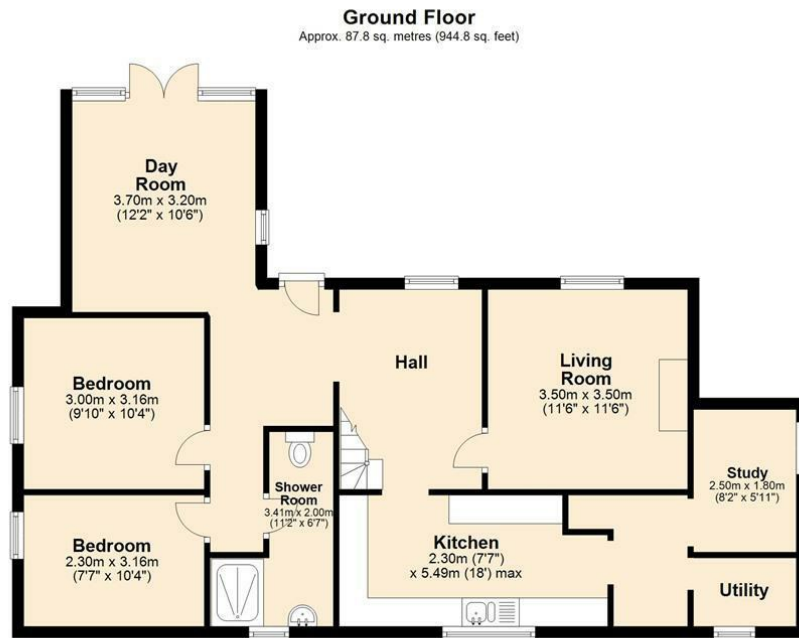
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



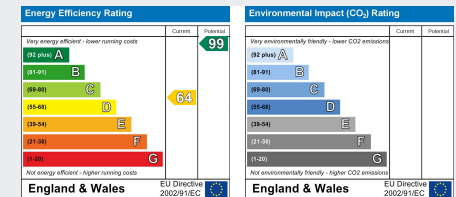
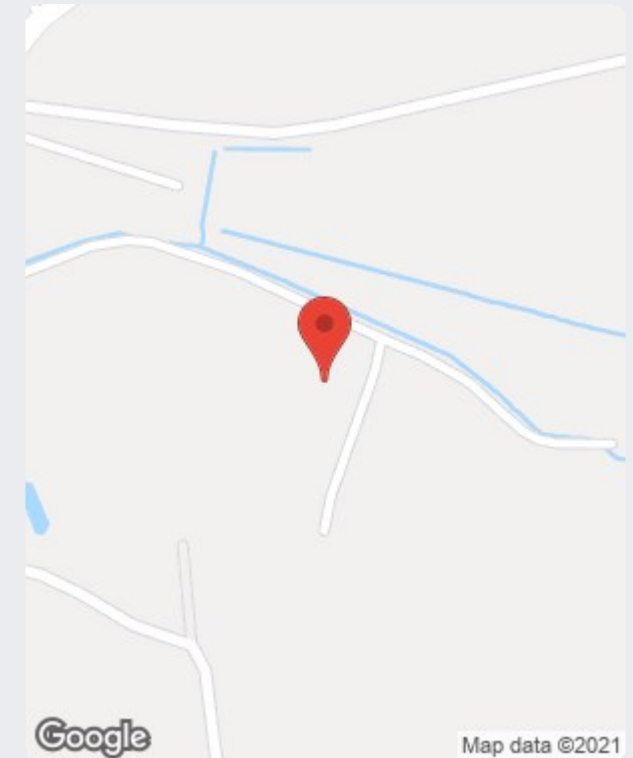
To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 123.0 sq. metres (1323.5 sq. feet)

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

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Address: 45 Bridge Street
Hereford
HR4 9DG

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

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