



Primrose Cottage

Withington, Hereford, Herefordshire, HR1 3RY

jackson
property

£475,000

Detached Four Bedroom Cottage with Modern Two Storey Extension | Large Gardens with Studio | Master Bedroom with Balcony and Ensuite | Located 4 Miles From Hereford | Gated Private Driveway with Front Gardens | Three Reception Rooms and Utility | **MUST BE VIEWED**

Situation

This property is located in Whitestone which is within close proximity of Withington with all its excellent local amenities including primary school, post office, general stores, village hall and regular bus routes. Lying only 4 miles from the Cathedral city of Hereford it gives easy access to the Cathedral cities of Worcester and Gloucester and the motorway connections of the M50 & M5.

Description

This beautiful family home has been sympathetically extended to create a modern property. The current owners have created a new layout to suit modern day living with a great family entertaining space over looking the extremely private garden.

The front door enters into what is currently laid out as a snug area, having front facing window, stairs to first floor and door to the lounge. Being of a good size, with feature fireplace and inset burner.

Off the Snug is an impressive Dining Area, with built in storage, door to utility, door to WC and opening to the Family Kitchen Space. The tiled flooring continues throughout, giving a sense of open plan living. The utility is a brilliant space with matching eye level and low level cupboards, inset sink and plumbing for washing machine. There are further storage cupboards in the WC and a wash hand basin.

The kitchen is a real heart of the home space, having matching units, granite work surfaces, central breakfast bar island and underfloor

heating. The windows over look the stunning private garden and French Doors lead to the patio area. There is a built in dishwasher, space for cooker and inset sink.

To the first floor are 4 bedrooms and family bathroom. Bedrooms 2-4 are all of a good size. Bedroom 1 is a main suite with double built in wardrobes, linen cupboard and covered balcony area. There is an ensuite with walk in shower, basin and WC. The main bathroom is a large 4 piece suite with walk in shower, wc, basin and pannelled bath.

Outside

The driveway opens up into a vast parking area with ample space for several vehicles. There are gardens to front and rear mainly laid to lawn with shrub borders. The rear garden is enclosed by fencing creating a safe space for young children or dogs. The gardens are larger than average with entertaining area, greenhouse space and outbuilding.

The outbuilding is insulated with power and electric, making an ideal space for an office or guest area.

Services

Herefordshire Council Tax Band D

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

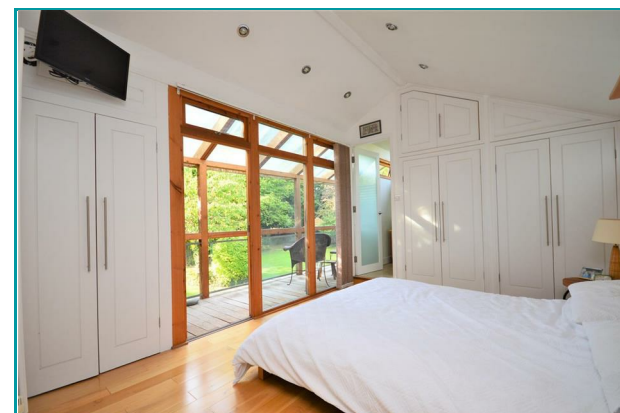
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Referral Fees

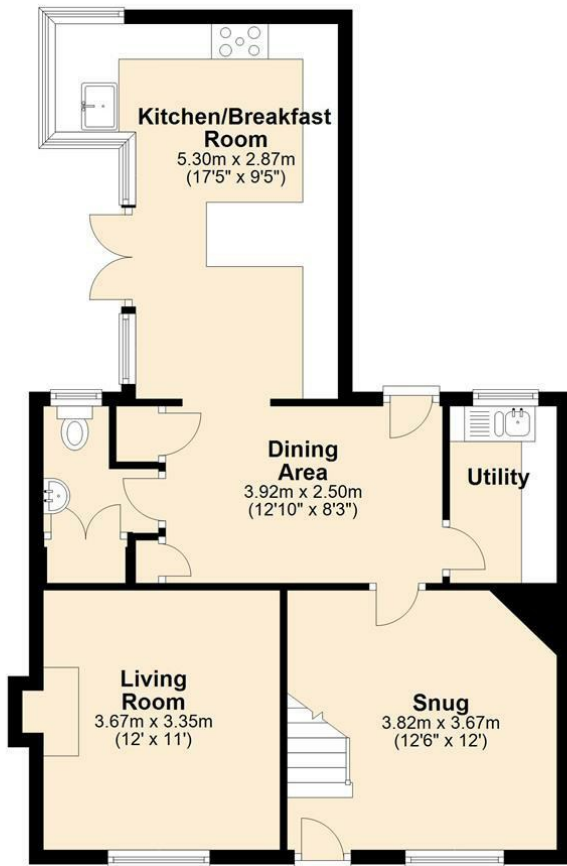
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To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk

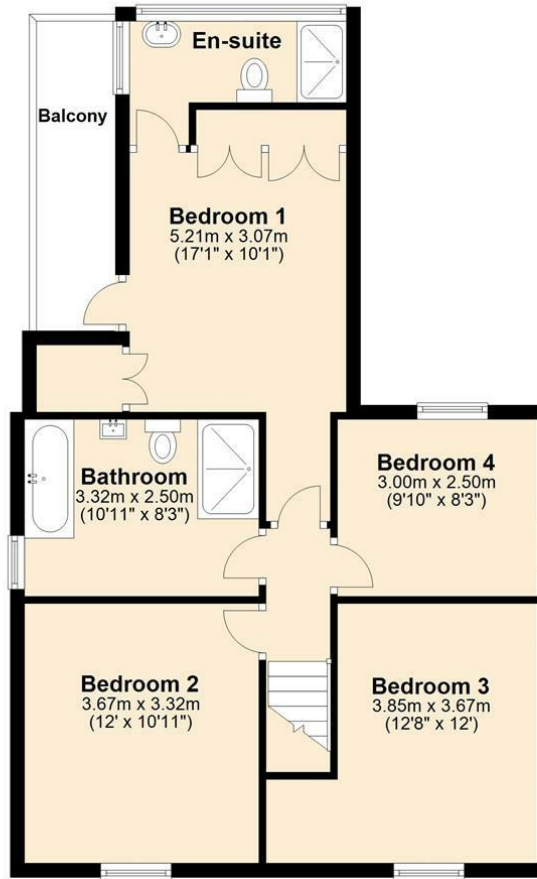
Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



First Floor

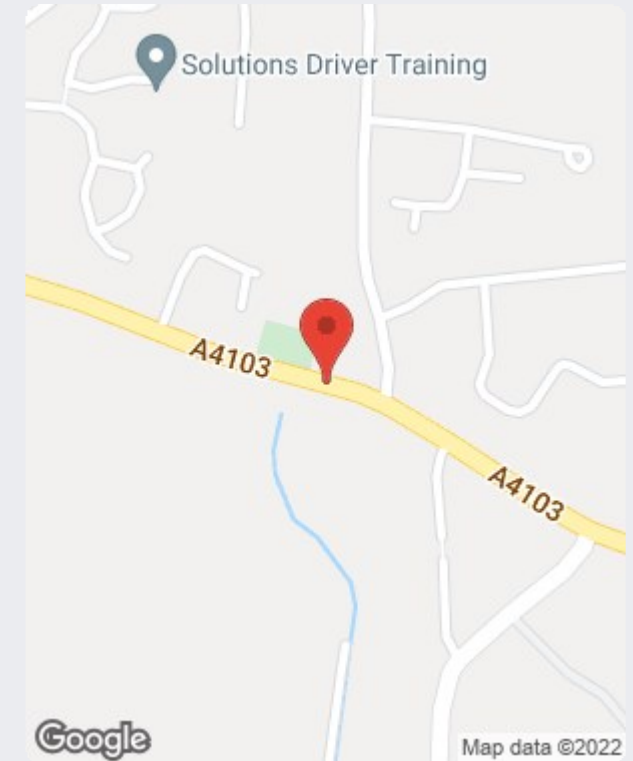
Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 126.9 sq. metres (1365.9 sq. feet)

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

Primrose Cottage, Whitestone



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	G	G
81-91	81-91	F	F
71-80	71-80	E	E
55-70	55-70	D	D
39-54	39-54	C	C
21-38	21-38	B	B
1-20	1-20	A	A

England & Wales EU Directive 2002/91/EC

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