



LITTLE DEWCHURCH

Guide price **£425,000**



1 THE FURROWS

Hereford, Herefordshire HR2 6QY



Beautifully presented, detached family home
Highly desired location
Beautiful views over the countryside

This beautifully presented, detached home is situated in the charming South Herefordshire village of Little Dewchurch, a vibrant rural community with easy access to Hereford and Ross-on-Wye.

The village boasts a modern village hall with numerous activities and a highly-regarded primary school. The location is also convenient for John Kyrle High School, Ross-on-Wye, Bishop of Hereford's Bluecoat School, and the Steiner Academy.

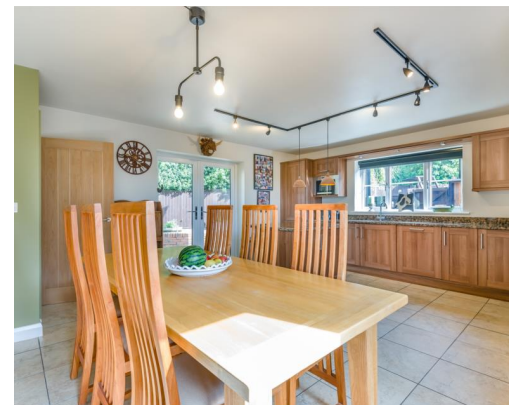


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KEY FEATURES

- Beautifully presented, detached family home
- Versatile living accommodation
- Three well appointed, double bedrooms
- Beautiful views over the countryside
- Off road parking for four cars
- Within easy reach of local schools & amenities



STEP INSIDE



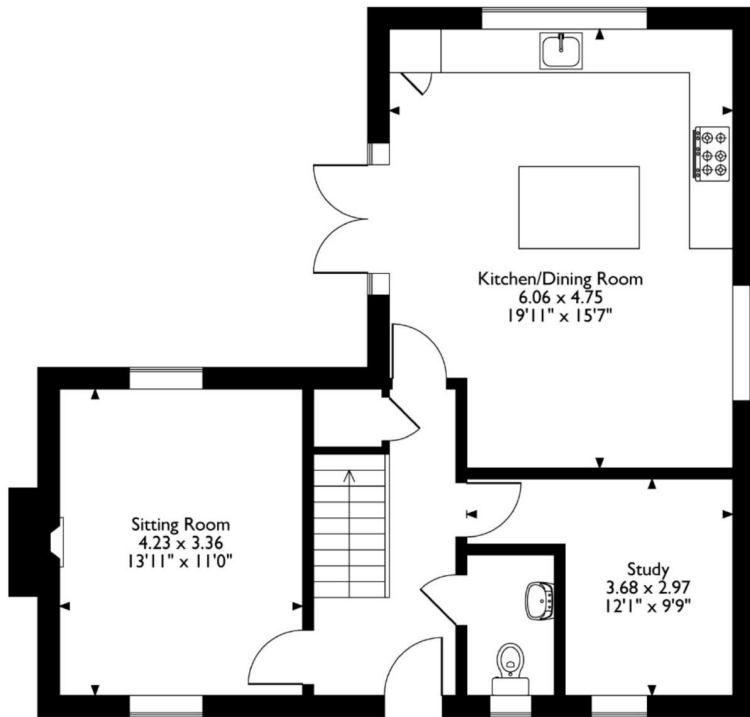
Upon entering the property, you are greeted by a canopied front entrance porch leading into a spacious reception hall. The living room offers double glazed windows to the front and rear, providing beautiful views of the surrounding countryside.

A recessed wood-burning stove on a slate hearth adds a cosy touch. Adjacent to the sitting room is a versatile study that can also serve as a ground floor bedroom, complete with a concealed utility area.

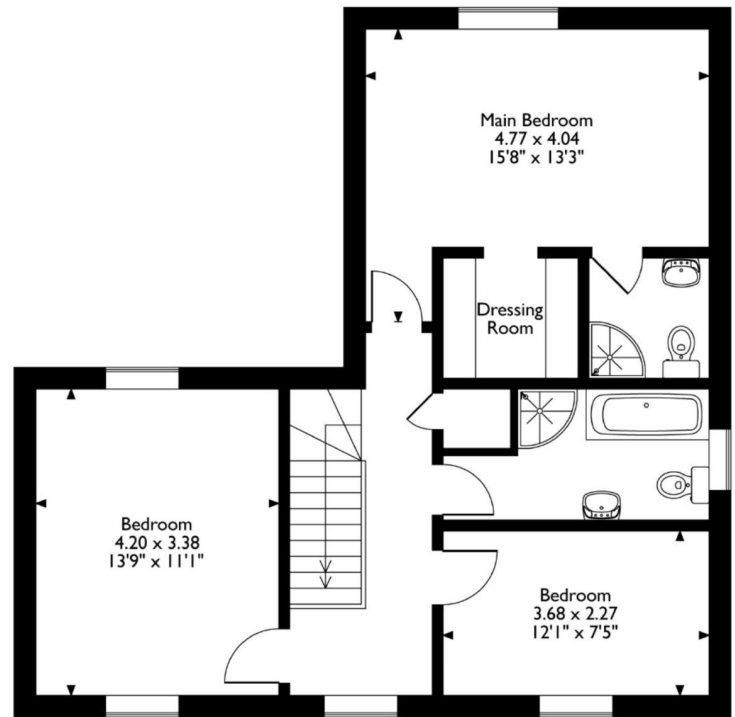
The heart of the home is the open plan kitchen, living, and dining area, featuring double doors leading out to the rear patio perfect for entertaining.

The kitchen is equipped with base and wall-mounted units with granite worktops, an integrated dishwasher, microwave, washer/dryer, and fridge/freezer, as well as space for a range cooker. A central island with a granite top and breakfast bar adds functionality and style. A downstairs WC completes the ground floor.

Approximate Gross Internal Area 126 Sq M/1356 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

On the first floor, the landing area provides access to the loft. The principal bedroom is well appointed with a walk-in wardrobe with hanging space and shelving.

The en-suite shower room features a modern three-piece shower suite.

The second bedroom enjoys double aspect windows to the front and rear of the property.

The third bedroom is also a double room. The family bathroom is fully tiled and includes a four-piece suite with walk in shower.

STEP OUTSIDE



Outside, the front of the property features a lawn with a private hedge and a gate leading to the side gardens. The rear garden, accessible from The Furrows cul-de-sac, offers parking for four small cars, one garden shed, and a workshop.

The low-maintenance rear garden includes an outdoor fitted kitchen space with raised decking and bar, space for a pizza oven, and an attached home office with decking. Raised sleeper edge borders with steps leading down to a patio area provide access to the kitchen/dining room. Decked steps lead to a further raised seating area that captures the evening sun.

This stunning three-bedroom home combines modern living with picturesque rural surroundings, making it ideal for families and professionals seeking a tranquil yet convenient lifestyle.

INFORMATION

Postcode: HR2 6QY
 Tenure: Freehold
 Tax Band: E
 Heating: Gas LPG
 Drainage: Mains
 EPC: D





DIRECTIONS

From Ross-on-Wye at the Wilton Roundabout, take the turning on the A49 towards Hereford, taking the second turning right sign posted Hoarwithy. Proceeding through the village of Hoarwithy passing the Harp Public House on the right-hand side, bear left up the hill sign posted Little Dewchurch. Continue on until reaching the village, passing the pub on the right-hand side. Take the first right into The Furrows where the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	66	77
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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