



House - Detached

# OVERDINE ROWDEN LANE, BREDENBURY, BROMYARD, HR7 4TF

## £450,000

### FEATURES

- Rural location
- Outstanding Countryside views
- Four bedrooms, 2 shower rooms
- Ideal family / retirement accommodation
- No onward chain!
- Must be viewed!



# 4 Bedroom House - Detached located in Bromyard

## Entrance hall

With quarry tiled floor, two ceiling light points, ample space for coats and shoes, freestanding fridge/freezer opening into the kitchen area and with door in to the

## Lounge/dining room

With fitted carpet, dual aspect double glazed windows with a view across the garden. Two electric night storage heaters, a feature wood burning stove with exposed brickwork, tiled hearth and wooden mantle over, exposed character beams, door leading into the traditional entrance hall and another door into the

## Utility room

With quarry tiled floor, washing machine, night storage heater, double glazed window, wall mounted fuse boxes and door into

## Downstairs shower room

With fitted corner shower cubicle, tiled surround and glass sliding doors, pedestal wash hand basin with tiled splash back, low flush WC, tiled floor and double glazed window.

## Traditional entrance hall

With quarry tiled floor, stairs leading up, night storage heater, ceiling light points, useful under stair storage cupboard, door into the conservatory and door leading back into the kitchen.

## Kitchen/breakfast room

Fitted with a modern farmhouse style kitchen with matching wall and base units, ample wooden work surfaces, stainless steel sink and drainer, integrated dishwasher and free standing cooker, microwave, double glazed window, feature exposed beam, quarry tiled floor, a feature multi fuel wood burning stove with an attractive exposed brick surround and opening into the

## Conservatory

With wood effect flooring, power points, double glazed windows and French doors out to the rear garden and single door leading to the stoned patio area.

## First floor landing

With exposed wooden floorboards, double glazed window, ceiling light point, loft hatch with pull down ladder and light, doors to

## Bedroom 1

A good sized double bedroom with exposed floorboards, ceiling light point, night storage heater, double glazed window.

## Bedroom 2

A generously sized double bedroom with exposed floorboards, ceiling light point, night storage heater, double glazed window with views across towards the Malvern Hills.

## Bedroom 3

With exposed floorboards, ceiling light point, night storage heater and double glazed window with views towards open countryside.

## Bedroom 4

With exposed floorboards, ceiling light point, night storage heater and double glazed window.

## Shower room

A fitted shower cubicle with electric shower over and glass sliding door, low flush WC, pedestal wash hand basin, exposed wooden floorboards and double glazed window.

## Outside

Approached through a 5 bar wooden gate, this property welcomes you via a stone laid driveway, offering generous off road parking for several vehicles with a full sized street light at the entrance to the yard. The grounds feature a thoughtfully designed outdoor area including a timber frame storage shed, wood store and a wooden storage shed. The yard opens out onto a patio area with beautiful views across the countryside and mature garden. The garden itself is fruitful, with Victoria plum, damson, cherry, two apple trees and three gooseberry bushes. Further into the garden stands a summerhouse with decking, ideal for

relaxing or entertaining in the warmer months. The entire outdoor space is securely enclosed by mature hedging, with a pedestrian gate providing convenient access to the rear garden. There are also useful outside power points, outdoor tap and the flood lights to the yard and lawn.

### Outgoings

Council tax band 'E' - £2993 for 2025/2026

Water rates are payable.

### Property Services

Mains water and electricity are connected. Private drainage system.

### What3Words

///bared.furniture.look

### Directions

From Bromyard, proceed on the A44 towards Leominster, after 3 miles take the right hand turning signposted for Edwyn Ralph and proceed for approximately 0.7 miles and the property is situated on the right hand side.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166.

Opening Hours

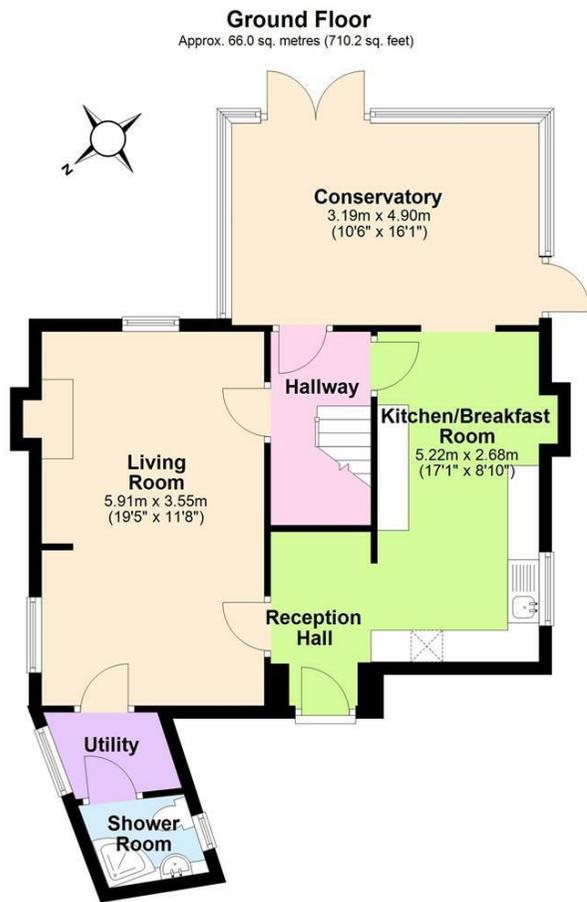
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Total area: approx. 111.0 sq. metres (1194.7 sq. feet)  
**Overdene, Bredenbury, Bromyard**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

