



MEADOW VIEW PUTLEY LEDBURY HR8 2RF

£695,000
FREEHOLD

An immaculately presented modern detached 3 bedroomed house with its own private detached office, set with an elevated stunning rural location with amazing views towards May Hill and the surrounding countryside. Excellent network links with easy access to the M50 and rail links from Ledbury and Hereford.

**Flint
&
Cook**

MEADOW VIEW PUTLEY

- Detached office/annexe
- Rural location with stunning countryside views
- Three bedrooms, one en-suite
- Immaculately presented
- Modern detached house
- Must be viewed!



Full Description

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Property Introduction

Meadow View is a superb modern detached 3 bedroomed house offering ideal family accommodation. The property which is finished to a high standard is immaculately presented throughout. The property also benefits from ample parking with EV charger, a detached home office with solar panels and glorious far-reaching views. To the ground floor there is zoned underfloor heating, radiators to the first floor and oak internal doors throughout. A beautiful modern fitted kitchen and recently fitted main bathroom and en-suite.

Ground floor

Oak framed porch with wooden entrance door leading into the

Entrance hallway

A spacious entrance hallway with engineered oak flooring, carpeted stairs leading up, useful understair cupboard with the under floor heating manifold, underfloor heating thermostat, ceiling light point, recess spotlights and doors to

Spacious living room

A fantastic living space with Karndean Wellington Oak flooring, triple aspect windows, to the front and side with french doors leading out to the rear patio, two ceiling light points with two wall lights, feature wood burning stove with brick surround, slate hearth and wooden mantle over.

Thermostat for underfloor heating.

Kitchen/dining room

A beautifully light and airy entertaining space with contrasting wall and base units, composite white granite worktops, 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, integrated neff dishwasher, 4 ring induction hob with extractor over, integrated neff slide and hide oven with combo microwave over, pantry style cupboard, double glazed window to the front aspect with amazing views towards the countryside, double doors lead out to the rear, ample space for dining, recess spotlights and underfloor heating.

Rear porch

With engineered oak flooring, wall mounted fuse box, underfloor heating thermostat, door and window leading out to the rear garden and door into the utility room.

Utility room

With fitted wall and base units, floor mounted oil central heating boiler, under counter space for washing machine and tumble dryer, sink and drainer unit, space for coat storage, double glazed window.

Downstairs W/C

With low flush w/c, sink unit with storage under, recess spotlights and double glazed window.

First floor landing

With fitted carpet, two ceiling light point, central heating thermostat, smoke alarm, loft hatch (partially boarded with electric point & light), double glazed window, airing cupboard and doors to

Bedroom 1 with en-suite

With fitted carpet, ceiling light point, tv point, an array of

fitted wardrobes and double glazed window to the south facing front aspect with fantastic views, a door then leads into the En-suite shower room. A newly finished, double width walk in shower, mains fitment rainfall shower head over, wash hand basin with storage under and illuminating mirror over, low flush w/c, double glazed window, chrome heated towel rail, part tiled surround and tiled floor.

Bedroom 2

With fitted carpet, radiator, ceiling light point, tv point, ample space for wardrobes, double glazed window to the front aspect with fantastic countryside views and fitted blind.

Bedroom 3

With fitted carpet, ceiling light point, radiator, tv point and double glazed window with fitted blind to the rear aspect.

Bathroom

Recently fitted, fully tiled with three piece suite comprising p shape bath with mains fitment rainfall shower head over & tiled surround, wash hand basin with storage below and illuminating mirror over, low flush w/c, tiled floor, heated towel rail and double glazed window with fitted blind.

Outside

The property is approached via 5 bar wooden gates, these open out onto a large driveway providing ample off road parking. The garden is laid to patio and low maintenance gravel garden. There is a lawn to the front garden. The property is split into three different seating areas with a paved patio to the rear with several raised planters. There is an additional patio area providing a fantastic space to entertain with views across open countryside. The garden is enclosed by walling and fencing. There are useful outside power points, a useful EV charging point and outside tap.

Detached office

A purpose built detached office space comprising entrance hall with fitted wall and base units, inverter for the attached solar panels and doors to a fitted shower room & office.

Directions

From Hereford proceed east towards Ledbury on the A438, after passing Alexandra park, take the right hand turning signposted Pixley and bear right towards Putley Common/Woolhope, continue along for approximately 1 mile and the entrance to the property is situated on the right hand side before the T-junction.

Services

Mains water and electricity are connected. Oil-fired central heating. Private drainage system via water treatment plant. Telephone (subject to transfer regulations). Outgoings-Council tax band E Amount payable 2025/26 £2993.00 Water rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

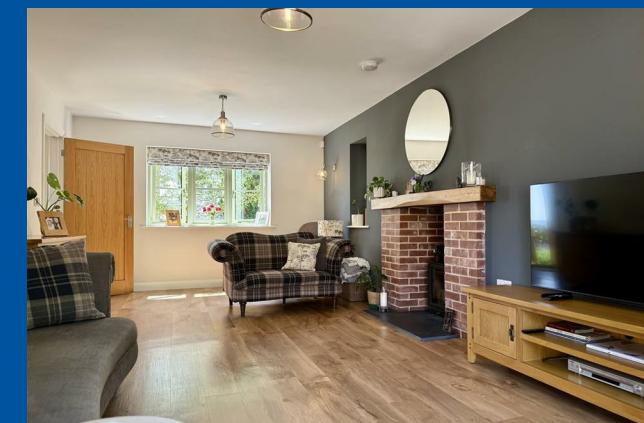
Opening Hours

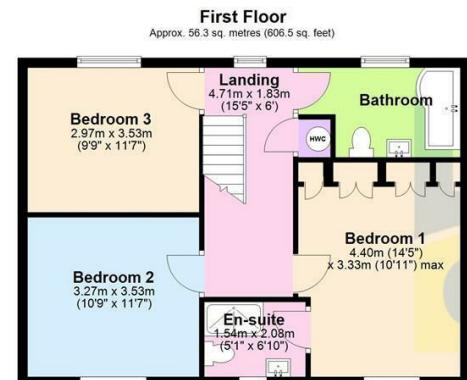
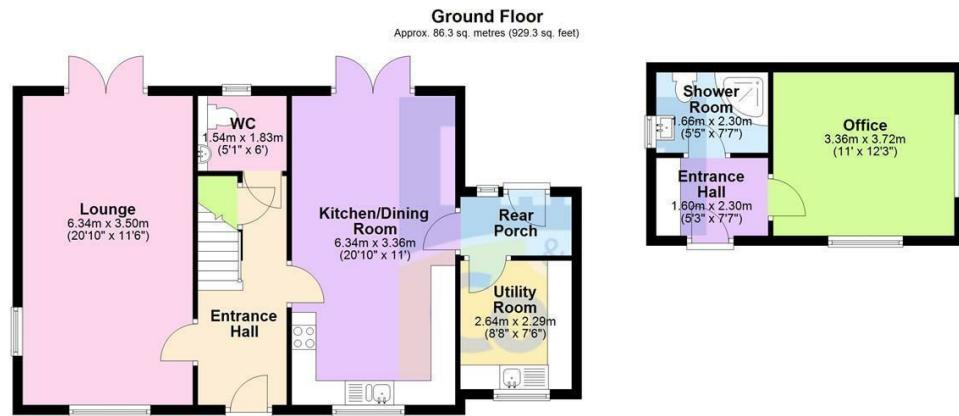
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Money Laundering

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

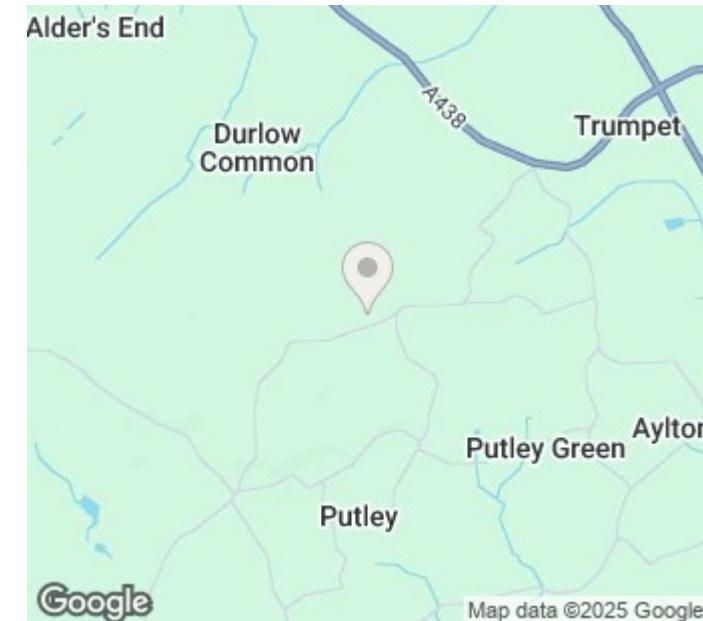
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Total area: approx. 142.7 sq. metres (1535.8 sq. feet)

EPC Rating: B **Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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/tenants are advised to recheck the measurements

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