

Fox Grant



SITUATION

Hereford 7 miles, Ross-on-Wye 15.5 miles, Ledbury 15.5 miles, Cheltenham 33 miles, Birmingham 80.5 miles

Trains: Hereford or Ledbury.

Airports: Bristol Airport 67.5 miles, Birmingham Airport 78 miles

- Master Bedroom with En Suite.
- 2 Further Bedrooms, Dressing/Study.
- Kitchen/Breakfast Room
- Living Room, Study.
- Family Bathroom, Cloakroom.
- Patio with Terrace Garden
- Parking.

2 The Furrows is situated in the south Hereford village of Little Dewchurch, situated in a cul-de-sac. The property is a modern family home built in about 2016 and is ideal for professional couple or family. The area offers a sought-after rural quality of life combined with good road links to the rest of the country with the M50 at Ross-on-Wye.

Education Primary school education is at Little Dewchurch and Much Birch (3.5 miles) as well as private day nursery at Grafton (3 miles). Secondary education is at Hereford & Ross-on-Wye. There is a significant number of independent schools in the area which include: Hereford Cathedral, Haberdashers Monmouth and Malvern St James. More information is available on www.isc.co.uk for independent and www.herefordshire.gov.uk for state schools.

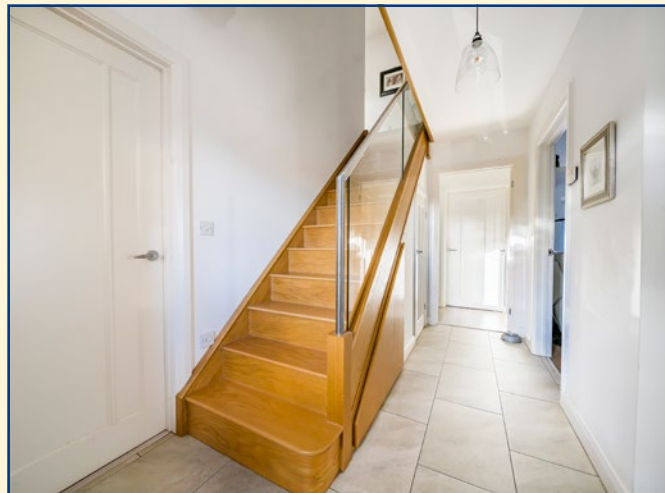
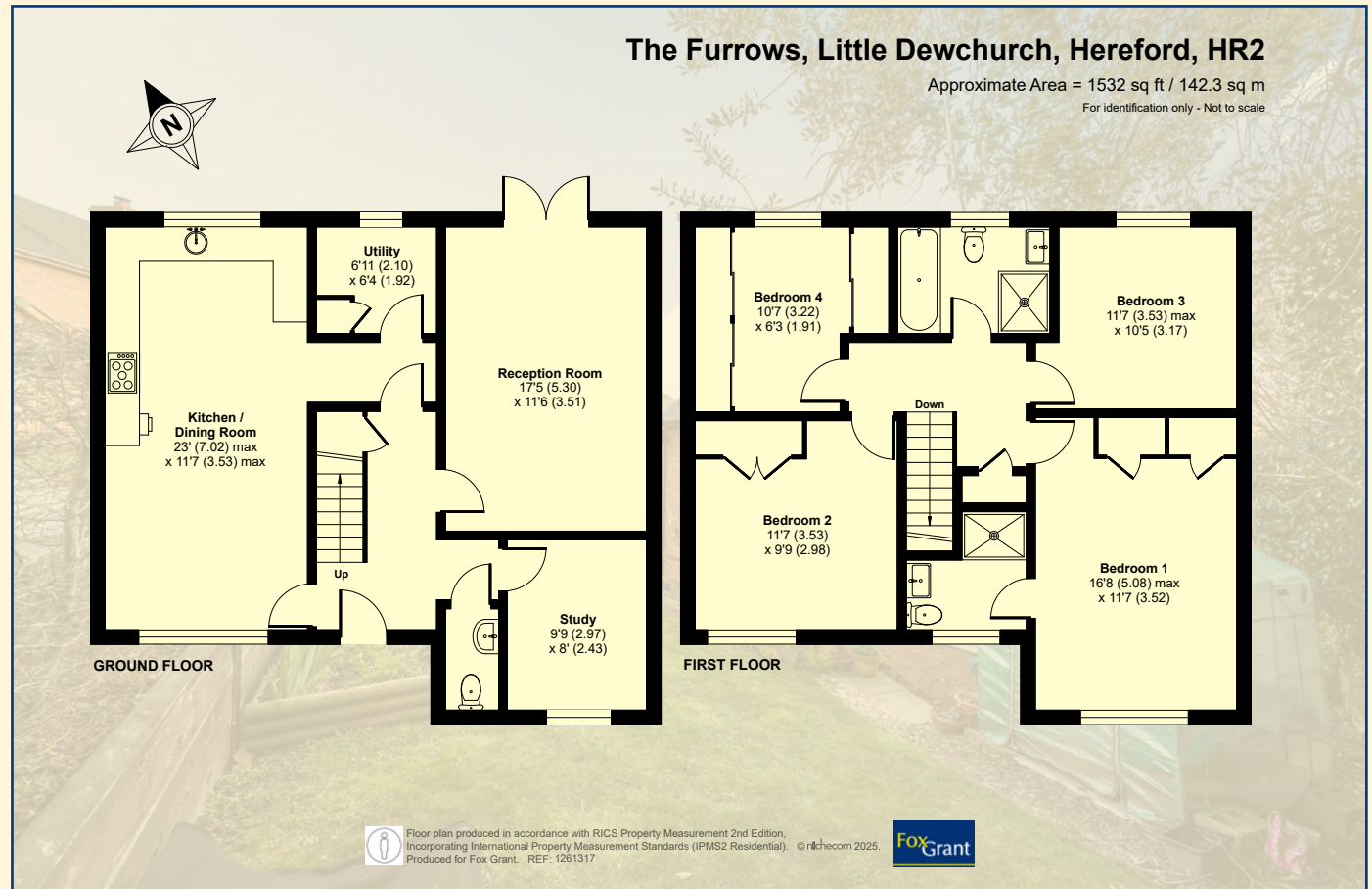
Local, Sporting & Recreational The thriving village of Little Dewchurch has several local amenities including primary school, village hall, church and pub. Hoarwithy Road (5 miles) has a post office, hairdressers, pharmacy, Tesco Express, Co-op and further independent shops. Hereford provides a broad range of shopping, educational, cultural and leisure facilities. For more extensive retail and cultural therapy Cheltenham, Gloucester and Worcester are within easy driving distance.

There is a strong equestrian and leisure available in the area with canoeing on the River Wye at Hereford, Hoarwithy or Ross-on-Wye. Cycling and walking are catered for in the area with number of local routes along with the Malvern's and Black Mountains. Golf at Burghill, Hereford, Ledbury Ross-on-Wye and Monmouth. Racing at Cheltenham, Chepstow, Hereford, Ludlow and Worcester.

2 THE FURROWS

is situated in a small yet well-located Cul-de-Sac making it a lovely setting for family home with views across farmland. The property is approached via a tarmac road which leads to the front of the house.

The house was built in 2016 from red brick under tiled roof and is part of a Cul-de-Sac of about 10 houses. On entering the house via entrance hall, doors lead off to all the principal rooms. The spacious kitchen/breakfast with modern fitted kitchen, with integral oven and hob, built in dishwasher and fridge freezer with island with breakfast bar to one side, with the breakfast area looking out to the front.



Door from the kitchen leads into the utility room with "Worcester" boiler. Across the hall is the spacious Sitting room with woodburning stove and patio doors out to the rear. From the hallway further doors leads to the study, cloakroom and stairs to first floor. There is underfloor heating throughout the ground floor. On the first floor there is Master Bedroom with En Suite with 2 further bedrooms and family bathroom. There is a further room which is currently dressing room but could be study or cot room.

The property has a terrace garden to the rear with hedge to the boundary with patio area. To the front is small lawned area with parking for 2 cars.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

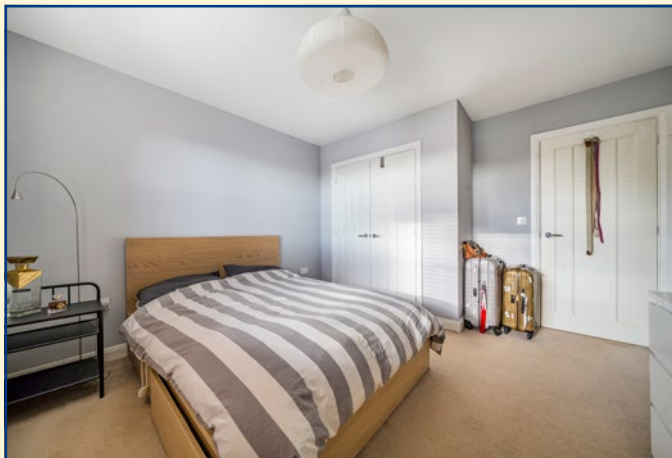
LOCAL AUTHORITY: Herefordshire Council 01432 260000

COUNCIL TAX: E

SERVICES: Mains water and drainage, Flo gas central heating. Broadband.

TENURE: Freehold with vacant possession.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford

FoxGrant

**2 THE FURROWS
HR2 6QY**

DIRECTIONS

Postcode: **HR2 6QY**

From Hereford proceed out on A49 (Ross-on-Wye) at the Broadleys Public House turn left onto Hoarwithy Road for Rotherwas. Proceed for about 1 mile at mini roundabout take third exit for Hoarwithy & Little Dewchurch. Proceed along this road until you come into the village of Little Dewchurch. The entrance to "The Furrows" is on the left just before the Plough Inn. Drive into the Cul de Sac and Furrows is the house in front of you on the left.

WHAT3WORDS

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foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**