



11, Woodland View, Bromyard, HR7 4HN  
Price £495,000



# 11 Woodland View Bromyard

Built in 2020, a five bedroom, three reception room new build property boasts an impressive 1,658 square feet of well-designed space, making it an ideal family home. Situated in the charming village of Stoke Lacy, Bromyard, this stunning detached home offers a perfect blend of modern living and rural tranquility. The exterior of the property extends to 0.27 acres with ample parking for several vehicles, double garage with additional upstairs storage and the surrounding area offers a peaceful setting, allowing you to enjoy the beauty of the countryside while still being within easy reach of local amenities. Boasting air source heating and an EPC rating of B, the property is both comfortable and efficient to run. Do not miss the opportunity to make this beautiful house your new home CALL 01432-266007 TO VIEW

- Detached executive style home
- Five bedrooms, 2 with en-suite
- Three reception rooms
- End of cul-de-sac position
- Open rural outlook
- Double garage with storage
- Over 1/4 acre plot size
- Air source heat pump
- Immaculately presented
- Viewing highly recommended

## Material Information

**Price** £495,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** B (84)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Property Description

The property is entered via a double glazed door into the hallway where there are doors off to sitting room, living room, Kitchen/dining room, W.C, stairs of to the first floor with under stairs storage cupboard. The sitting room has dual aspect double glazed windows to front and side. The Living room also has dual aspect double-glazed window to front and side, double doors leading to the dining room which has wood panelling to one wall, wood flooring, two double glazed windows to the rear with patio doors leading out onto the patio. The kitchen is open to the dining room and has a breakfast bar, cream base and wall units with butcher block effect work tops, Bosch built in oven, hob and extractor hood, integral fridge freezer, dishwasher 1 1/2 stainless steel sinking over looking the garden and door leading to the utility room. Cream base and wall units with shelving, stainless steel sink, integral washing machine, space for tumble drier, with half double glazed door to the side. A door from the kitchen takes you back in to the hallway where there is a W.C with wash hand basin and half height grey tiling.

Carpeted stairs rise up from the hallway to the first floor gallery landing with access to the loft and doors leading off to all five bedrooms, family bathroom and a storage cupboard. The bathroom has a separate shower cubicle with rainfall shower head, bath with shower over, W.C, pedestal wash basin and full height chrome towel rail. The master bedroom has a window to the rear aspect with far reaching views and a door to the en-suite shower room with WC and basin. Bedroom two also has a window to the rear aspect with a door to the en-suite shower room with WC and wash basin. Bedrooms three, four and five all have windows to the front aspect.

## Dimensions

Sitting room 10'4" x 10'6" (3.17 x 3.20m)  
 Living room 9'11" x 19'1" (3.04 x 5.82m)  
 Kitchen/Dining rm 28'3" x 8'11" (8.63 x 2.73m)  
 Bedroom1 10'3" x 12'9" (3.14 x 3.89m)  
 Bedroom 2 9'11" x 11'0" (3.04 x 3.36m)  
 Bedroom 3 10'3" x 10'6" (3.14 x 3.23m)  
 Bedroom 4 7'0" x 11'2" (2.15 x 3.42m)  
 Bedroom 5 9'10" x 6'11" (3.00 x 2.12m)  
 Garage 18'6" x 19.6" (5.65 x 5.95 m)

Total house area 1490ft<sup>2</sup> 138.4m<sup>2</sup>

## Gardens & Parking

The property is approached via a block paved driveway that provides ample parking for several cars and leads to a double garage accessed through an up and over door. To the front of the property is a box hedge surrounding a lawn with a path to the front door, side gates to either side of the property give access to the rear. The rear garden has a substantial stone patio sweeping across the property providing a very useable area., railway sleepers are used to edge the large raised lawn area, which is enclosed by wooden fencing to one side and open post and rail fencing to the side and rear to take advantage of the open farm land and countryside views. The garage is accessed via electric up and over door, there is power, light and a staircase giving access to a further storage area.

## Location

Stoke Lacy is a small village that lies on the main A465 road that connects Hereford and Bromyard and is 10.3 miles (16.6 km) from the former and 4.3 miles (6.9 km) from the latter. There is a village hall, church, The Plough pub and Wye Valley Brewery. There is a primary school, shop and post office in Burley Gate (3 miles away) and the more comprehensive amenities of Bromyard Town a short distance away.

## Services

Mains water, drainage & electric are connected to the property.

Tenure - Freehold. There is a service charge for the development of £40.51 per month

## Broadband

Broadband Download Upload Availability  
 Standard 6 Mbps 0.8 Mbps Good  
 Superfast 80 Mbps 20 Mbps Good  
 Ultrafast 1800 Mbps 220 Mbps Good  
 Networks in your area - Openreach ,EE, Three and Airband

## Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

From the office proceed up Victoria Street/A49, then take the Link Rd and Aylestone Hill out on to the A465 Bromyard Road for 11miles On passing Wye Valley Brewery on the left, turn right into Woodland View and follow the road to the far corner where No. 11 can be found.  
 What3words://parent.jolt.hits

