



43 Hampton Park Road, Hereford

A beautiful mellow brick Edwardian residence situated in one of Hereford's most desirable locations with cellars, large gardens, extensive parking and outbuildings

Offers In Excess Of £1,350,000



43 Hampton Park Road, Hereford

DESCRIPTION

Situation and Description

The property is situated in one of Hereford's most sought after locations, just a few minutes drive from the city centre and has been carefully and most tastefully restored and refurbished throughout to an extremely high standard. Potential still remains for the conversion and incorporation of the cellars into the main accommodation along with the adjoining garage block which could also be converted to provide ancillary accommodation suitable for elderly/dependent relative/AirBnB letting unit or similar, subject to any necessary consents. There is an extensive car parking area and beautifully maintained mature gardens. The property now comprises:

On the ground floor

Large columned entrance porch

With mosaic tiling. Entrance door to

Enclosed inner porch

With original stained glass and door to

Hallway

With boarded floor, recess and access to cellarage

Study

With feature fireplace

Drawing Room

With boarded floor, wood burning stove and mantle, marble surround, feature archways, chandelier, windows overlook the front gardens. Open plan to

Beautiful Dining Room

With boarded floor, feature archways, wrought iron fireplace with marble surround, again window overlooking the front gardens.

Downstairs Cloakroom

With WC and wash hand basin.

Bespoke Period Style Kitchen

With four oven Aga, hob and warming plate, twin china sink unit with chalkstone work surface space, electric oven and induction hob, built in cupboards, recess for American style fridge, further pantry cupboards, boarded floor, extractor, bespoke wall lighting.

Utility

With limestone composite tiled floor, plumbing for automatic washing machine, further work surface space, cupboards and drawers, plate rack, stainless steel sink unit, stable door to rear. Cupboard housing the twin gas fired central heating boilers with direct pressure water cylinder.

On the first floor

Stairway with elegant balustrade and half landing with feature stained glass window to first floor

Landing

Wide landing with three double wardrobes, roof light.

To the far end

Guest Bedroom One

With a pleasant open outlook.

Lobby

With wardrobe, cupboard and storage space over, plus access to

Guest Bathroom

With panelled bath, shower attachment, WC, wash hand basin, heated towel rail.

Master bedroom

With shuttered windows overlooking front gardens, deep built in double wardrobes, picture rail.

Bespoke Ensuite Shower Room

With Victorian styled contemporary wash hand basin with marble surround and drawers, WC, walk in wide bore shower and screen, thermostatically controlled.

Large Double Bedroom Three

Again overlooking the front gardens

Ensuite Bathroom

With pedestal wash hand basin, panelled bath with shower attachment, WC

Inner Landing

Providing access to

Bedroom Four

Double room with built in cupboards

Family/Bathroom Three

Recently refurbished with feature freestanding slipper bath, shower attachment, Victorian style wash hand basin with marbled surround, cupboards and drawers, tiling, contemporary style WC, chrome heated towel rail, walk in shower with screen, wide and ancillary shower, useful utensil recesses.

Bedroom Five/Snug

With part pitched ceiling

Outside

Extensive Cellarage

Under the entire ground floor area and in three principal compartments with access from both the main entrance hall and via external steps to the side of the property.

The Gardens and Grounds

The main gardens are to the front with extensive lawn surrounded by beautifully manicured floral, shrub and tree borders, plus a walled and hedged surround.

To the front elevation of the house is a delightful mature floral border and climbing wisteria, trellis arch with climbing roses.

The property is approached via a double ornate wrought iron gateway to tarmacadamed car parking and turning area with seating area, to the front.

Brick Built Garage Block

Large garage block with potential for conversion subject to any necessary consents or suitable as garaging/hobby/workshops, currently one large space providing gym/leisure facilities however with four sets of two double swinging garage doorways, power and fluorescent lighting with under roof storage. Useful lean to covered walkway and garden shed

Garden Room/Summer House

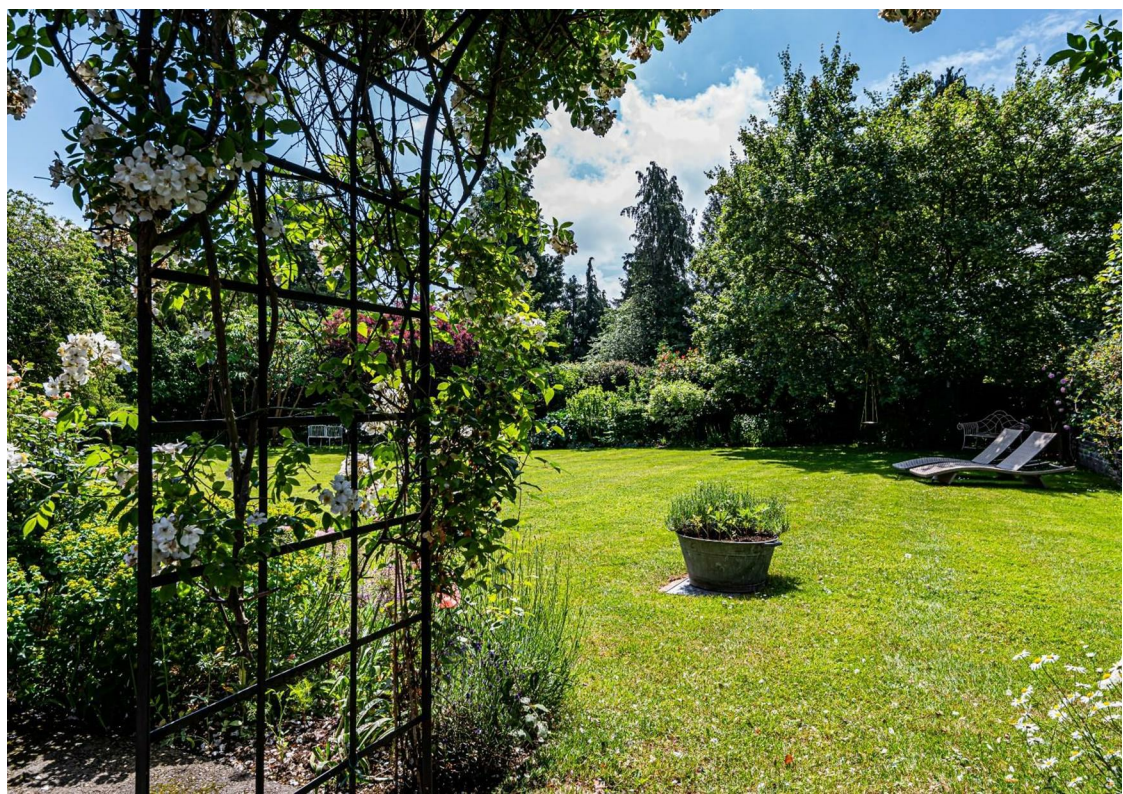
Timber construction with reclaimed scaffold boarded floor, power and lighting, covered deck/verandah. Adjacent to which is an additional grassed area and compost area, with to the front a gravelled circular feature surrounded by potted shrubs and plants.

To the side, an archway leads to delightful gravelled and paved sheltered terrace with mature climbing fig, seating area, circular ornamental garden pool.

Local Authority

Council Tax Band G £3496.04

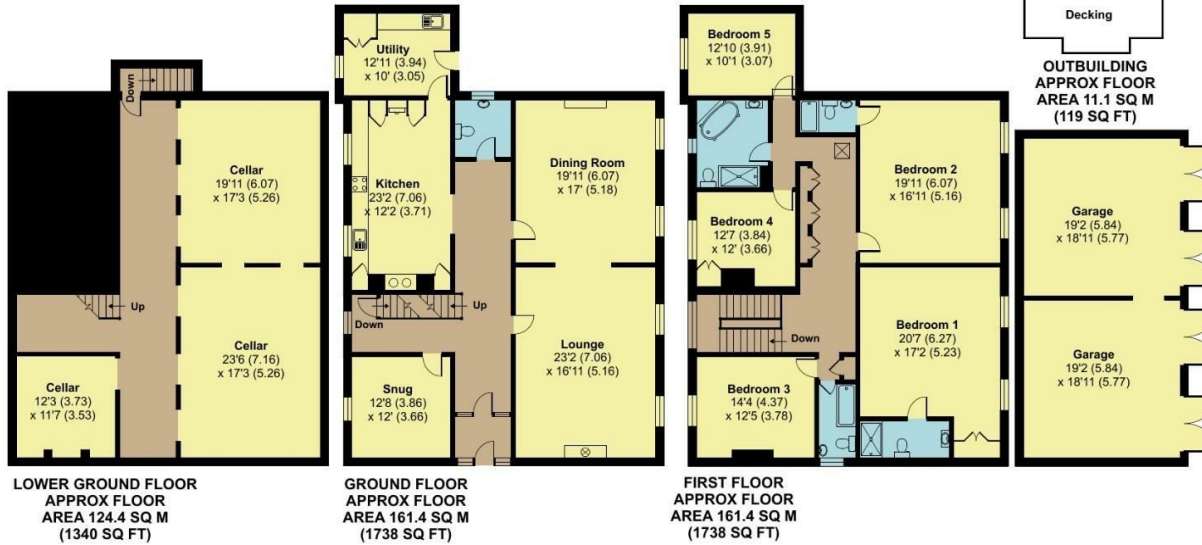




Hampton Park Road, Hereford, HR1

Approximate Area = 4816 sq ft / 447.4 sq m
 Garage = 737 sq ft / 68.4 sq m
 Outbuilding = 119 sq ft / 11.1 sq m
 Total = 5672 sq ft / 526.9 sq m

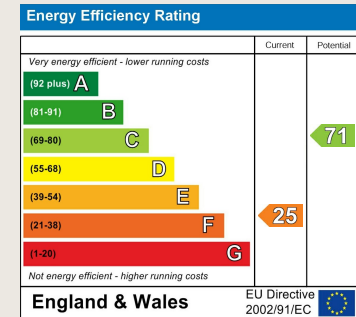
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 857795

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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01432 278278

5 Bridge Street, Hereford, HR4 9DF

hereford@hunters.com