



Oakfields, Ross Road, Ledbury, Herefordshire

Individual detached period property enjoying beautiful rural outlook



Garden

GRANT
& Co

LOCATION

Ledbury 1 mile, Malvern 10.5 miles, Hereford 14.5 miles,
Worcester 19 miles, Cheltenham 25 miles, Birmingham 55 miles

 **Road:** M50 (Jct 2) 6 miles, M5 (Jct 8) 16.5 miles

 **Railway:** Ledbury, Malvern and Hereford

 **Airport:** Birmingham (61 miles), Bristol (61.5 miles)

SUMMARY OF FEATURES:

- Converted, detached brick-built hop kiln, dating back to c. 1910 (1,520 sq ft)
- 4 bedrooms; Master with double aspect, family bathroom
- Fitted kitchen, utility room and downstairs WC
- 3 - 4 reception rooms, including sitting room with wood-burner
- Attractive garden, ample parking and 2 timber outbuildings
- Stunning, open views towards the Malvern Hills

SITUATION

The vibrant market town of Ledbury is situated east of Hereford, south west of the Malvern Hills and has a wealth of history. There are a significant number of timber framed, "Black & White" buildings in the town, including the historic Market Place and Feathers Hotel, a former coaching inn. Ledbury benefits from excellent commuter links to the local towns and cities, with nearby motorway links to the rest of the country.

OAKFIELDS

- Oakfields is a charming period property, with intriguing layout and offering good-sized accommodation.
- Fitted kitchen with separate utility room and downstairs WC.
- Versatile accommodation on the ground floor, including dining hall, breakfast room, cosy sitting room with brick-built inglenook fireplace and additional reception room, currently used as a study.
- The property retains some lovely period features, such as exposed beams and latch and brace doors and benefits from double-glazing throughout.
- 4 double bedrooms situated over two floors and family bathroom.



THE OUTSIDE

- A private driveway with ample parking leads to the property.
- The rustic country garden is bounded by hedges and planted with a variety of established shrubs and trees, including Silver Birch, Field Maple and mature Bramley Apple tree.
- Pretty borders filled with a variety of flowering plants, such as peonies, periwinkle, rhododendron and spring flowers.
- Two good-sized timber outbuildings provide ample space for storage and an old well provides an external water supply for the garden.

Services: Mains electricity. Mains water. Oil fired central heating. Private drainage (septic tank). Well water (garden use only).

Council Tax: Band F (£2,824.08; 2019/20).

Local Authority: Herefordshire Council: 01432 260000.

Listing: This property is not Listed.

EPC: Rated "F".

GENERAL INFORMATION



Primary: Much Marcle, Ledbury, Eastnor, Bosbury.

Further information is available at:

www.herefordshire.gov.uk

Secondary: Ledbury (John Masefield). Further information

is available at: www.herefordshire.gov.uk

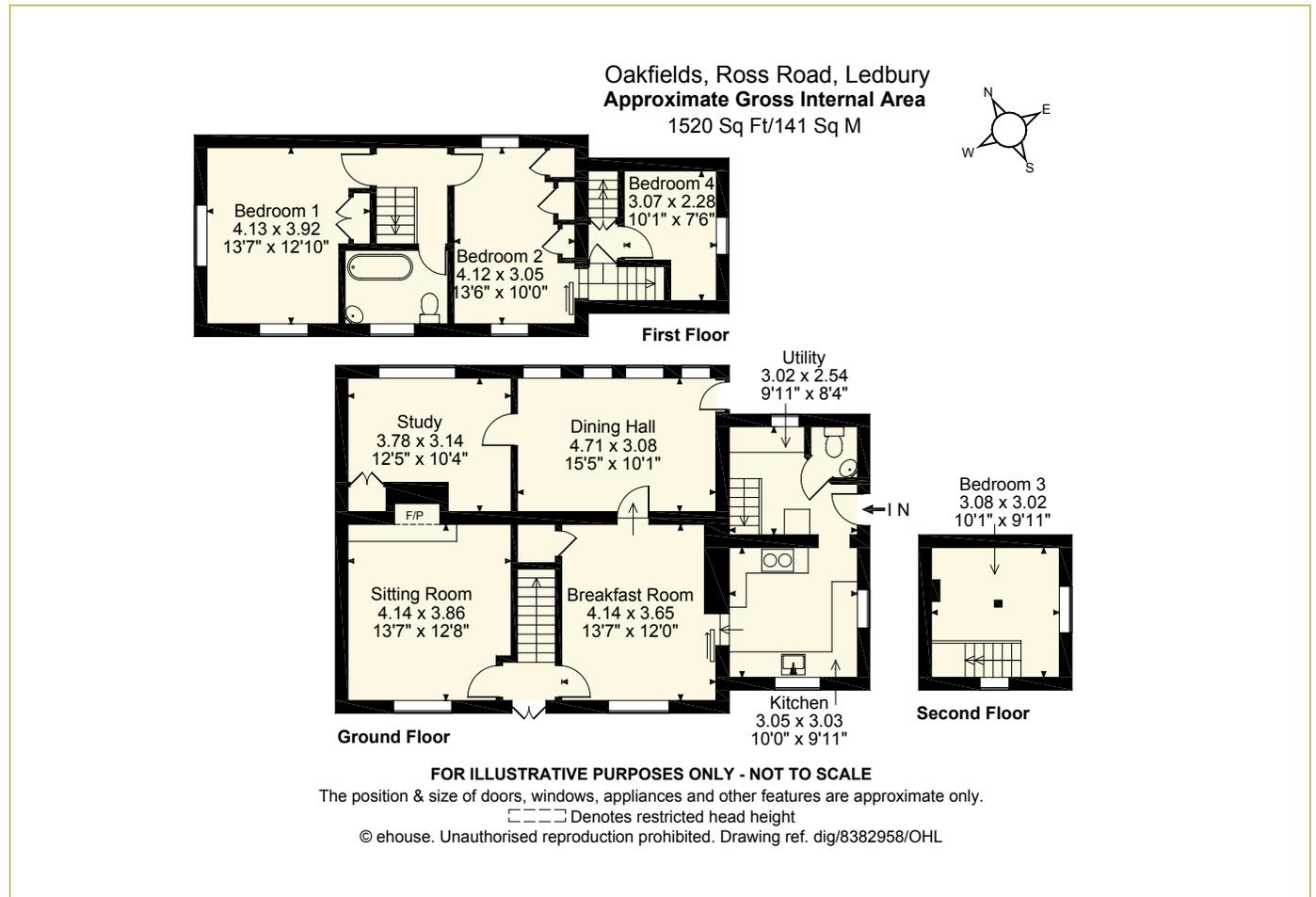
Independent: Colwall, Malvern, Hereford, Cheltenham and Worcester all have some excellent Independent schools. Further information is available at: www.isc.co.uk

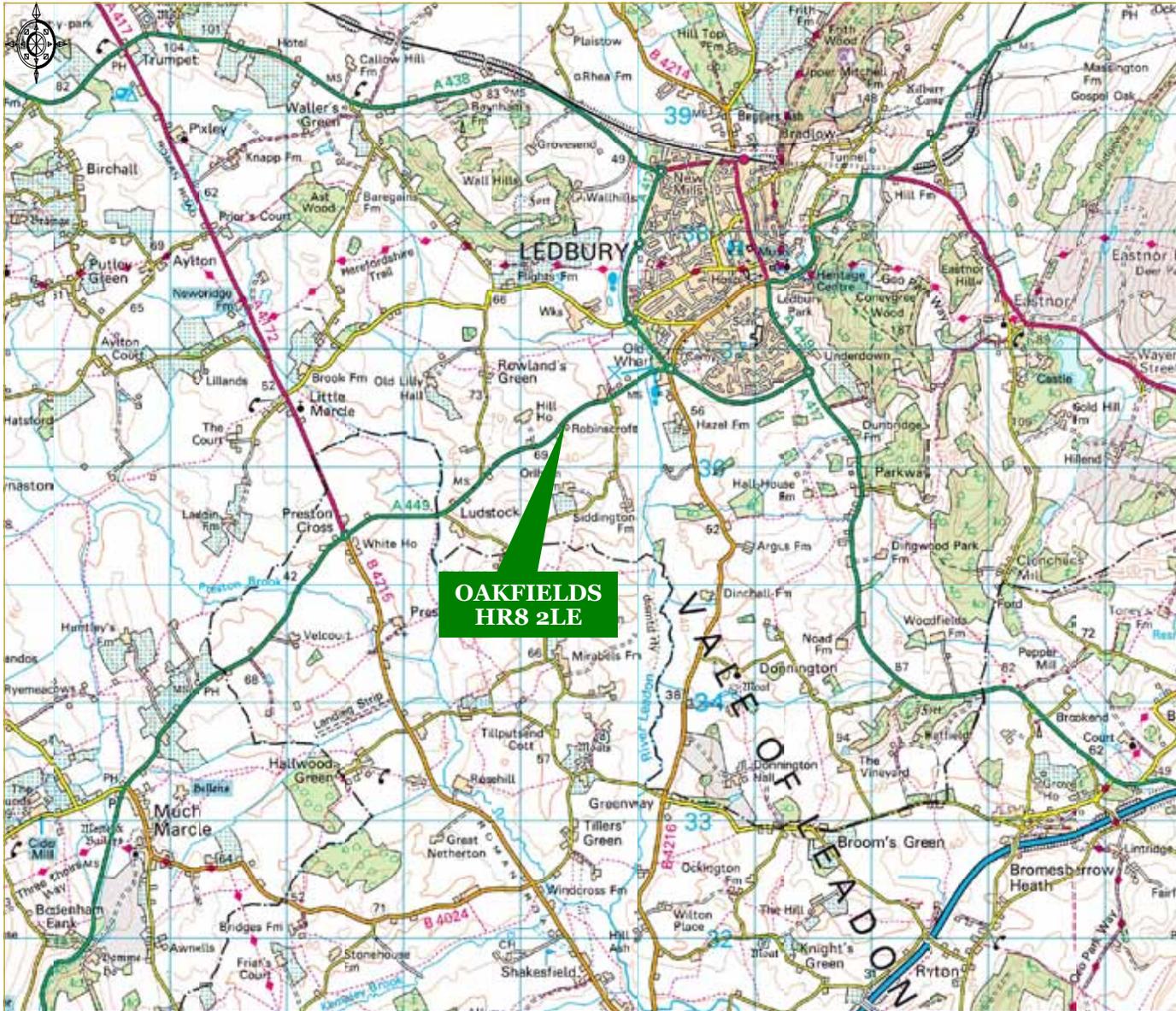


Local: Ledbury has a thriving community complemented by a wide range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors' surgeries, and community hospital. The town has two museums and the beautiful, Elizabethan Painted Room. A wider range of amenities can be found in Malvern and Worcester with further cultural & retail opportunities easily accessible in Cheltenham.

AGENTS NOTE

Grant&Co 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. The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Fixtures & Fittings** Unless mentioned specifically all fixtures & fittings are excluded.





Recreational: The surrounding area offers a wide range of outdoor sports and activities with the Malvern Hills and the Wye Valley within easy access. The town hosts an annual Poetry Festival, one of the largest in the country. The Three Counties Showground at Malvern hosts a wide variety of year-round events; from national garden shows, concerts and many rural events. Eastnor Castle, a short drive away, also offers a wide range of annual events and shows.

DIRECTIONS - HR8 2LE

From Ledbury: Head out from Ledbury on the Ross Road (A449), passing Ledbury Football Club on the right. Continue along the A449 for about 1 mile and the property can be found on the left hand side.

VIEWINGS

By prior appointment only via **Grant & Co Estate Agents** on 01531 637341.



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