



**Woodfield , Leysters, Herefordshire HR6 0HW. £515,000**



**Woodfield  
Leysters  
Herefordshire  
HR6 0HW**

**£515,000**

### **PROPERTY FEATURES**

- **Detached House**
- **4 Bedrooms One With En-suite/Bath/  
Shower Room**
- **Lounge**
- **Separate Dining Room**
- **Fitted Kitchen & Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Snug/Office**
- **Family Bathroom**
- **Double Garage**
- **Large Garden With Views**

**To view call 01568 616666**



**JonathanWright**  
estate agents





An extended and modern substantial detached house offering oil fired central heated and double glazed living accommodation with a reception hall, lounge, separate dining room, open plan into a fitted kitchen with appliances, utility room, ground floor cloakroom/W.C, snug/office, 4 bedrooms, (master bedrooms has a full size en-suite bathroom and shower), main family bathroom and outside large gardens, rural outlook, plenty of parking and turning, and a double garage.

The full particulars of Woodfield, Leysters, Herefordshire are further described as follows:

The property is a large detached house having been modernised and extended offering accommodation as follows:

Outside lighting and a composite entrance door opens into a good sized reception hall.

From the reception hall a door opens into the light lounge having windows to front and rear, a feature wooden fireplace with a surround and mantle shelf over and an inset wood burning stove.

Double opening doors open into a rear garden room with doors opening into the main garden.

From the lounge double opening, glazed panelled doors open into dining room having a window to rear, connecting door to the main reception hall and open plan into the kitchen.

The well fitted kitchen has units to include an inset one and a half, single drainer sink unit, working surfaces and base units under of cupboards and drawers. In a tall housing unit is a double fan assisted oven with grill and a cupboard over and under There is also a built-in slim-line dishwasher, an inset 4 ring Halogen hob, splashback and a stainless steel extractor hood with light over. The kitchen has a planned space for an American style fridge/freezer, eye-level cupboards, spotlighting, ceramic tiled floor, window to rear and a door opening into a rear hallway. There is access from the rear hallway into the garden and also a door opening into the utility room.

The utility room has a stainless steel, single drainer sink unit, base units under, space and plumbing for a washing machine and tumble dryer, also 2 windows, one to front and one to side and the oil fired boiler is housed in the utility room.

From the rear hall a door opens into the double garage.

#### DOUBLE GARAGE.

The garage has an electric, roller front door, window to side, power and lighting.

From the main reception hall a door opens into the snug having a window to front and would make an ideal home office.

Also in the main reception hall a door opens into a

ground floor cloakroom having a low flush W.C, wash hand basin and an opaque glazed window to front. From the reception hall a staircase rises up to a half landing and turns and rises to the main first floor landing having an inspection hatch to roof space above and doors off to bedrooms.

Bedroom one. (Master Suite). Having a bedroom furniture to include wardrobes, top boxes, bedside cabinets and a fitted dressing table and drawers. The bedroom is light and airy room with a sliding double glazed patio door to rear opening onto a private balcony enjoying rural views and open countryside.

There are 2 other double glazed windows to the side and double opening glazed doors opening into the en-suite bath/shower room.

The en-suite bath/shower room has a full size bath, mixer tap over, vanity wash hand basin, low flush W.C, an enclosed shower cubicle with wet board panelling to splashbacks and an opaque double glazed window to front.

Bedroom two has a double glazed window to rear, also enjoying the rural views.

Bedroom three has a window overlooking the gardens and countryside to rear and also under eaves storage space.

Bedroom four having a double glazed window to front overlooking open countryside.

Off the landing a door opens into the family bathroom having a panelled bath with mixer tap over and also a shower direct from the hot water system, There is an enclosed low flush W.C, vanity wash hand basin, mirrored doors giving access to the airing cupboard and hot water cylinder and an opaque double glazed window overlooking the front of the property.

#### OUTSIDE.

The property is approached to the front with beach hedging, double opening gates across a splayed tarmac driveway with parking and turning for motor vehicles. There are lawned gardens to front, access to either side of the property and to rear.

#### REAR GARDEN.

The rear garden is level, laid to lawn, secure boundaries, timber built summer house, flagged patio areas and all looking open fields and farmland enjoying pleasant views.

#### SERVICES.

Mains electricity, mains water, private drainage and oil fired central heating.

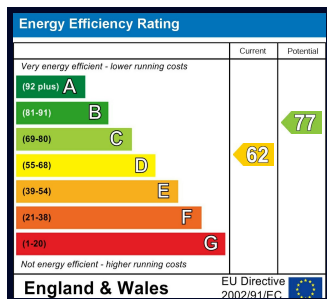


## ROOMS AND SIZES

Reception Hall	
Lounge	6.60m x 3.48m (21'8" x 11'5")
Garden Room	
Dining Room	2.97m x 3.12m (9'9" x 10'3")
Kitchen	3.05m x 3.78m (10' x 12'5")
Utility Room	2.84m x 1.98m (9'4" x 6'6")
Double Garage	5.18m x 4.27m (17' x 14')
Snug	3.05m x 1.96m (10' x 6'5")
Ground Floor Cloakroom/W.C	
Bedroom One (Master Bedroom)	5.74m x 4.42m (18'10" x 14'6")
En-Suite Bath/Shower Room	4.01m x 1.63m (13'2" x 5'4")
Bedroom Two	3.45m x 3.10m (11'4" x 10'2")
Bedroom Three	3.15m x 3.05m (10'4" x 10')
Bedroom Four	3.10m x 2.18m (10'2" x 7'2")
Family Bathroom	
Rear Garden	

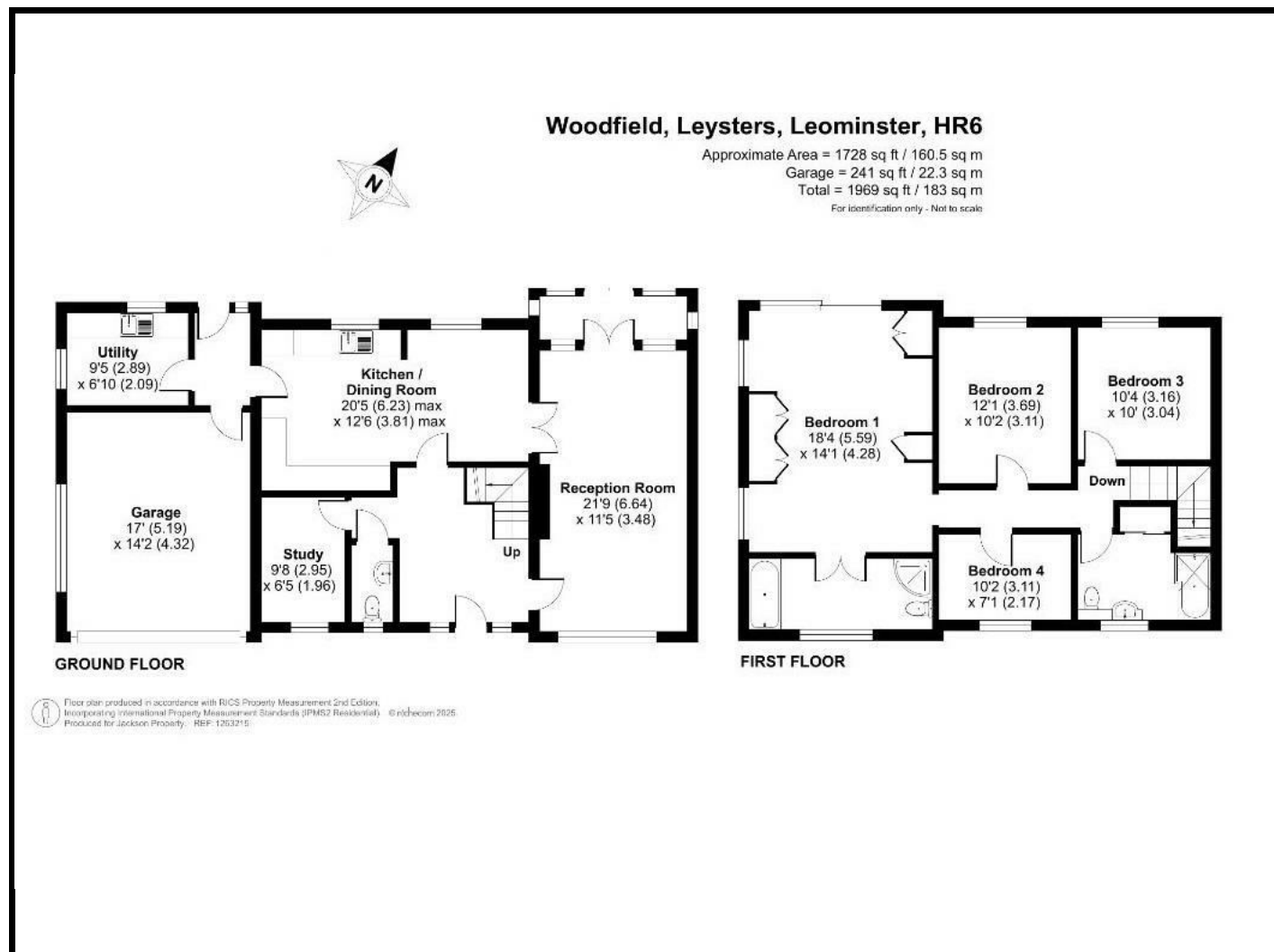
## PROPERTY INFORMATION

Council Tax Band - F  
Property Tenure - Freehold



## Woodfield, Leysters, Leominster, HR6

Approximate Area = 1728 sq ft / 160.5 sq m  
Garage = 241 sq ft / 22.3 sq m  
Total = 1969 sq ft / 183 sq m  
For identification only - Not to scale



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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