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Oaklands 4 The Paddocks, Weobley, Herefordshire HR4 8RY. £930,000

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Weobley
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PROPERTY FEATURES

- **A Bespoke Oak Framed Detached House**
- **4 Good Size Bedrooms**
- **Open Plan Dining Room**
- **Living Room with Clearview Stove**
- **Large Study/5th bedroom**
- **Fitted Kitchen & Snug/Breakfast Room**
- **Oak Garden Room**
- **Ground Floor Shower Room & Utility Room**
- **Large Gardens**
- **Garage and Storeroom with Loft Room Over**

To view call 01568 616666





An extremely energy efficient and attractive bespoke Oak Framed house offering well presented accommodation to include a living room with Clearview stove, an open plan dining hall, kitchen with Aga, garden room, breakfast room/snug, utility room, study/5th bedroom, ground floor shower room, 4 bedrooms, en-suite bathroom, a main family bathroom and outside good size gardens, plenty of parking for vehicles and an open fronted garage and workshop with hobby room over.

The property is situated in the popular Black & White village of Weobley and as Herefordshire's largest village, Weobley offers a wide range of amenities to include a Doctors Surgery, Dentist, shops schools, pubs and bus services to the nearby city of Hereford.

A canopy porch with an entrance door opens into an impressive dining hall. The dining hall is a wonderful environment for entertaining and has ample room for a family size dining table, French doors to the rear garden and a window to front. Open plan off the dining hall is the attractive and spacious living room. The living room has a Clearview stove set into a brick fireplace with an oak timber over, exposed wall and ceiling timbers, French doors to the rear and windows to the sides overlooking the rear gardens.

From the dining hall a door gives access into a study. The good size study has a bay window to the front, inset lighting and the study would also make a ground floor double bedroom, with shower room and Wc close by.

From the dining room a stable door gives access into the kitchen.

The modern kitchen has granite working surfaces, base units of cupboards and drawers, an inset twin Belfast sink with mixer tap over and a range of eye-level cupboards and glass fronted display cabinets. Also in the kitchen is a Total Control electric Aga with an extractor hood with light over, a window to the front, an island with cupboards and drawers under and an integral dishwasher. Off the kitchen is a garden room. The oak garden room has full length windows overlooking the attractive rear gardens, a roof lantern and French doors giving access to the gardens.

From the kitchen steps lead down to a snug/breakfast room having a window to the front, inset lighting and French doors opening to the rear gardens. A door leading from the snug/breakfast room leads into the utility room.

The utility room has working surfaces, base units of cupboards and drawers, planned for a dryer, space and plumbing for a washing machine, eye-level cupboards, a window to the front and a door giving access to the rear gardens. Double opening doors from the utility room open into a plant room also providing good storage.

From the dining hall a latch and lever door opens into a shower room having a large shower with a mains fed shower over and glass shower screen, a vanity unit with wash hand basin and a low flush WC. The shower room also has a frosted window to the front, an extractor fan and heated towel rail.

From the dining hall an attractive open oak staircase rises up to an impressive first floor landing with a vaulted ceiling, a window to the front, a latch and lever door into a cloak cupboard and latch and lever doors giving access to all bedrooms and bathroom as listed.

Bedroom one. The good size master bedroom has twin built-in wardrobe fittings, a double aspect of windows

to front and rear, a high vaulted ceiling and a door giving access into an en-suite/dressing room.

The modern fitted en-suite bathroom has a 4 piece suite to include a walk in shower, roll top bath, twin sink units with drawers under, 2 built-in wardrobes within the dressing area, 2 Velux roof lights and access to eves storage.

Bedroom two is also a good size double bedroom having windows overlooking gardens to the rear, a vaulted ceiling and twin built-in wardrobe fittings. Bedroom three is also generously sized having a bay window to the front, built-in wardrobe fitting and a useful recess ideal for bedroom furniture.

Bedroom four has a window to the side, a vaulted ceiling and a built-in wardrobe fitting.

Off the landing a door opens into the family bathroom having a side panelled bath with shower over, wash hand basin with vanity unit under and a low flush W.C. The bathroom has a frosted window to rear, extractor fan and a towel rail/radiator.

OUTSIDE.

The property is situated in a select development of just 4 executive style houses and is well positioned for Weobley's village centre. There is a gravelled driveway to the front with parking for vehicles, lawned gardens and a slab pathway giving access to the main front door. To the side of the property and is gated access onto a large, additional driveway with plenty of parking for vehicles and at the end of the driveway is a large open fronted garage.

GARAGE.

The garage has power, lighting and a door to side into a workshop. The garage also has 3 phase electricity and has a 22kw electric vehicle charger.

WORKSHOP.

The workshop has power, lighting and a door opening into a garden toilet with a low flush W.C. and wash hand basin.

Steps to the side of the garage lead up to a loft room.

LOFT ROOM.

Having power, lighting, a window to the side and would make an excellent home office for those wishing to work from home.

REAR GARDEN.

A feature of the the property is a good size and attractive rear garden, having patio seating areas enjoying the daily sunshine, lawned gardens and a pergola. Set to one side is a wood-store and gated access to the front.

SERVICES.

The property has mains water, mains drainage, an air source heat pump and underfloor heating to the ground floor. There are solar panels supplying a 15 kilowatt storage battery and the property is extremely energy efficient and is EPC A rated.

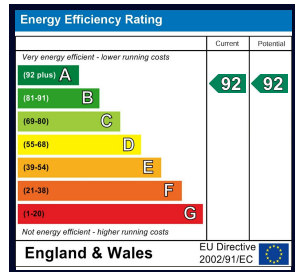
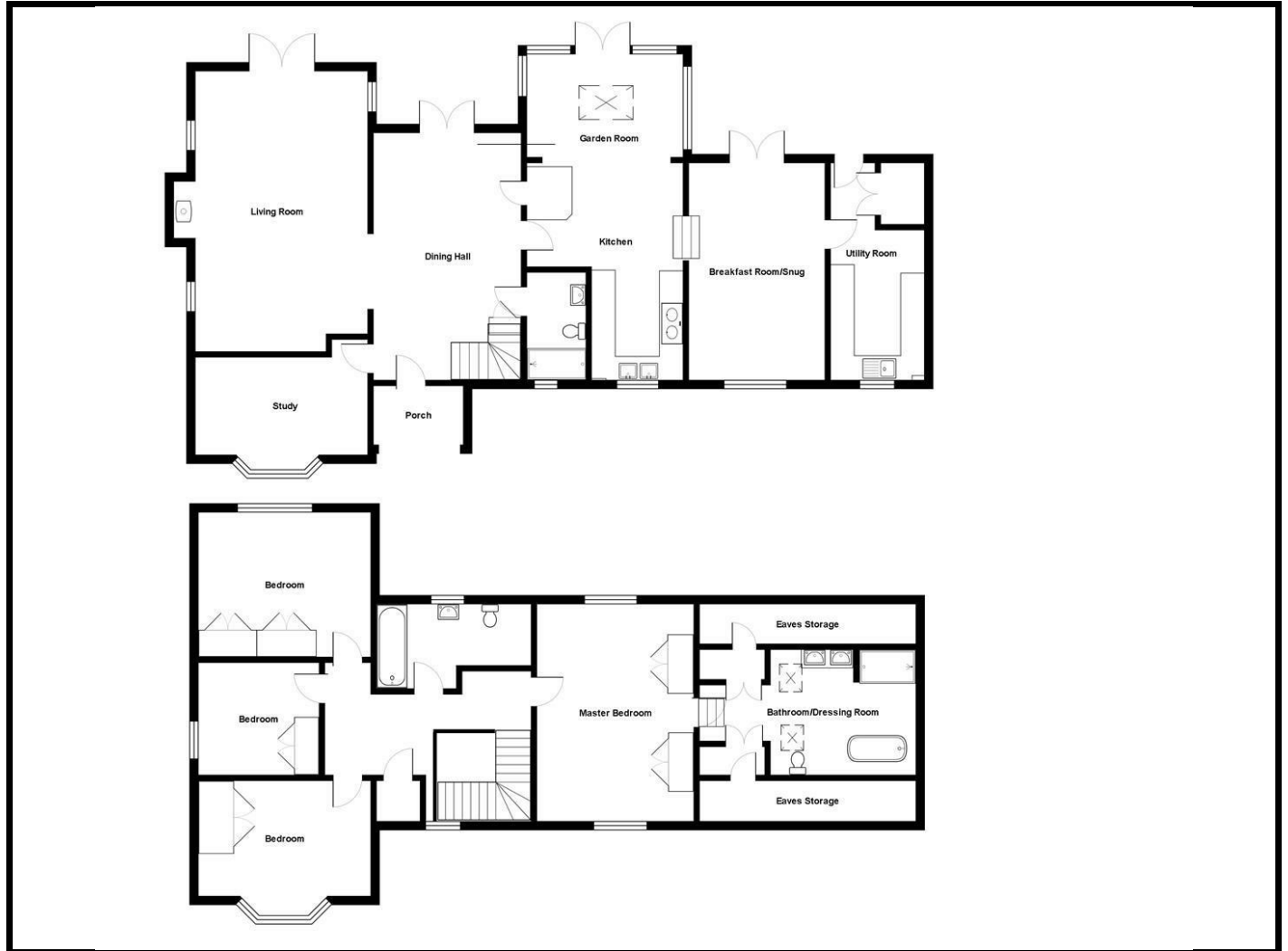
AGENTS NOTE.

The property is 5 year s old and and has 5 years warranty remaining.



ROOMS AND SIZES

Canopy Porch	
Dining Hall	6.45m x 3.71m (21'2" x 12'2")
Living Room	7.32m x 4.34m (24' x 14'3")
Study/Bedroom 5	4.27m x 2.82m (14' x 9'3")
Kitchen	5.05m x 4.01m (max (16'7" x 13'2" (max)
Garden Room	3.45m x 3.28m (11'4" x 10'9")
Snug/Breakfast Room	5.18m x 3.43m (17' x 11'3")
Utility Room	5.59m x 2.06m (18'4" x 6'9")
Shower Room	
Bedroom One	5.31m x 3.18m (17'5" x 10'5")
En-Suite/Bathroom	4.95m x 2.97m (16'3" x 9'9")
Bedroom Two	4.39m x 3.86m (14'5" x 12'8")
Bedroom Three	3.71m x 3.43m (12'2" x 11'3")
Bedroom four	3.23m x 2.74m (10'7" x 9')
Family Bathroom	
Garage	5.79m x 3.05m (19' x 10')
Workshop	5.69m x 2.82m (18'8" x 9'3")
Loft Room	6.10m x 3.20m (20' x 10'6")
Gardens	



PROPERTY INFORMATION

Council Tax Band - G
Property Tenure - Freehold

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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