



BROXWOOD HOUSE

MUCH MARCLE ♦ HEREFORDSHIRE



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MUCH MARCLE + HEREFORDSHIRE

Built to perfection

Hall + Study + Kitchen + Dining Room + Living Room

Main Bedroom with Dressing Room and Bathroom
Guest bedroom with Dressing Room and Shower Room
Two further Bedrooms + Family Bathroom

Double Garage

Delightful small garden + Decked terracing

Ledbury 5 miles + M50 (J2) 8 miles + Gloucester 16 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



SITUATION

- ✦ Village setting with shop, post office, primary school, pub, garage, Weston's Cider restaurant, all in walking distance in this conservation area.
- ✦ The historical market town of Ledbury is close by, as is its rail station. The Cities of Worcester, Gloucester and Hereford provide much wider facilities
- ✦ The area is renowned for its choice of outstanding schools.

FOR SALE FREEHOLD

- ✦ Built 4 years ago to exacting standards with quality finishes and with great attention to detail (build warranty still extant), Broxwood House is a bright, fresh, modern house with a lovely rural outlook. Its initial appearance is deceiving but this is a large, perfect family house.



- ✦ Composite 5 latch front door and upvc windows throughout all with double glazing with 6 year guarantee remaining.
- ✦ Elka sawn oak flooring on ground floor, except the Living Room.
- ✦ Lobby and Hall with cloakroom and staircase off which is the Study.
- ✦ Fabulous fully fitted Kitchen with Onyx worktops, integrated Siemens ovens, steam oven, microwave, induction hob and extractor fan, dishwasher, fridge and freezer. Glass wall division between kitchen and hall. Fully fitted Utility Room with boiler, plumbing for washing machine and back door.
- ✦ Adjoining Dining Room with bifold doors to decked terrace and garden.
- ✦ Living Room with Morso wood stove and door to garden.



- ✦ Glazed balustrade staircase leading to large landing and walk in airing cupboard.
- ✦ Main bedroom with glazed Juliet balcony enjoying countryside views, ensuite bathroom and dressing room.
- ✦ Guest bedroom also with small dressing room and shower room.
- ✦ Two further bedrooms and a family bathroom.





THE GARDENS

Pretty, small and manageable gardens with extensive decking beside the rear of the house, great for entertaining, whilst enjoying lovely views. Pedestrian gates either side of house.

SERVICES

Mains water (pressurised system), electricity and drainage.

Oil fired central heating with under floor heating on the ground floor. Sky Dish. Council Tax band G. Wired for smart TV in Study, Living Room, Kitchen and main bedroom.

FIXTURES AND FITTINGS

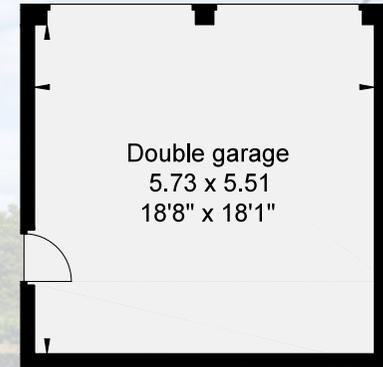
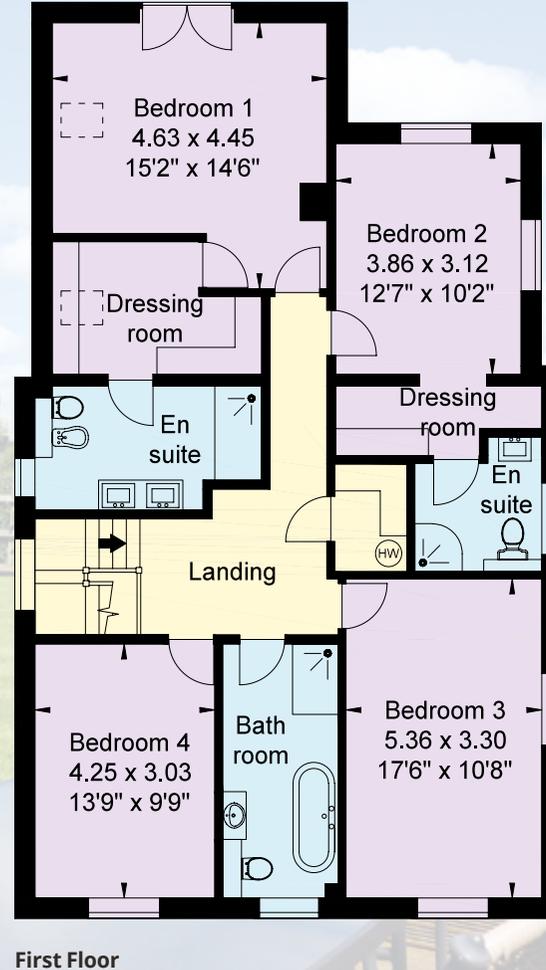
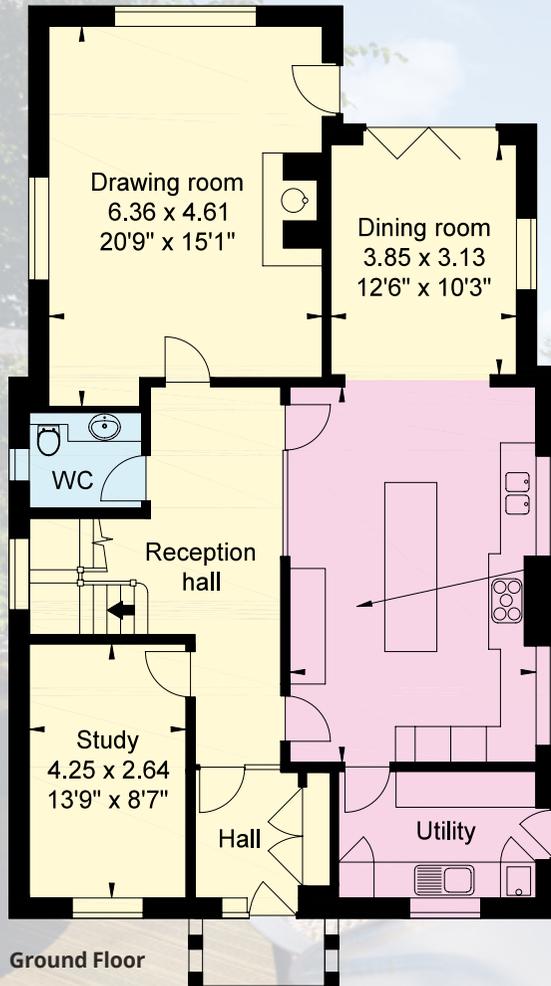
The fitted carpets, blinds and most light fittings are included in the sale. Other contents may be available by way of separate negotiation.

VIEWING

Strictly by appointment through the agents
tel. 01568 720159

DIRECTIONS (HR8 2LY)

On entering the village of Much Marcle from Ledbury, opposite the village garage turn left to Dymock and Newent. The turning up to Broxwood House is on the left just after the yellow school sign and about 250 yards from the junction.



Not shown in actual location / orientation

Approximate Gross Internal Floor Area
House: 228 sq m (2,454 sq ft)
Double Garage: 32 sq m (345 sq ft)
Total: 260 sq m (2,799 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating

