



Birch House, Bromsberrow Heath, near Ledbury, Gloucestershire

An impressive modern family home finished to a very high standard and in a village location.



Garden &
Garage

GRANT
& Co

LOCATION

Mileages: Ledbury 4 miles, Malvern 12 miles, Gloucester 13 miles, Cheltenham & Worcester within 20 miles, Bristol 48 miles, Birmingham 50 miles.



Road: M50 (Jct 2) 1½ miles



Railway: Ledbury, Malvern & Gloucester



Airport: Birmingham & Bristol

SUMMARY OF FEATURES:

- Impressive detached family home finished to a very high standard throughout
- Energy efficient heating & hot water system (PV panels), UPVC double glazing, Cat5 cabling
- 4 bedrooms, 2 with en-suite shower room, 2 with built-in wardrobes, large family bathroom
- Fitted central kitchen with modern appliances & utility room
- Integral vaulted family/garden room with wood burning stove, doors to patio/garden
- Entrance hall with cloakroom, study & 2 reception rooms
- Attached spacious garage, linked to utility room

SITUATION

Birch House sits in a secluded area within the popular village of Brompton Heath. Located off the A417 some four miles south of the historic market town of Ledbury and close to junction 2 of the M50, it is conveniently placed for good access to Gloucester, Cheltenham, Ross-on-Wye to the west, and east to Worcester, Birmingham and Bristol.

BIRCH HOUSE

- An impressive detached family home, built 4 years ago and maintained to a high standard throughout.
- 4 spacious bedrooms, 2 with en-suite shower rooms and built-in wardrobes. Separate family bath and shower room. Airing cupboard on the landing
- Large Drawing room with electric fire and solid wood surround, built-in bookcase and interconnecting doors opening to the dining room with patio doors to the garden.
- Fitted kitchen with integral family room, leading to the rear patio and garden. A wood burning stove (with back boiler) and vaulted ceiling in the family room create a 'garden room' aspect with large glazed doors to the rear terrace and garden.



- The kitchen has ample fitted units, granite worktops, a central island, Belling range, Zanussi & AEG appliances and a good storage cupboard.
- Utility room off the kitchen provides useful internal access through to the garage as well as a door to the rear garden.
- Entrance hall with cloakroom, generous study and 2 main reception rooms.
- Stairs to landing with large airing cupboard and access to a large boarded loft with light, power and 2 Velux roof windows.
- Efficient PV panels (photovoltaic) supplement the electric heating system, UPVC double glazing and Cat5 cabling.

THE OUTSIDE

The property is approached over a large tarmacadam driveway which provides ample off road parking and gives access to the attached single garage, with remote control electric door, light and power with connecting door through to the utility room.

A paved pathway to the side of the property leads to an attractive landscaped rear garden arranged with a paved terrace and lawn, with mature borders. There is a useful outside tap, external power point and exterior lighting. This is an easy maintenance property and garden.

Services: Mains electricity, water and drainage.

Renewable energy: Photovoltaic panels (4kw system) supplement the electric heating/hot water. The electricity and heating costs are <£1,500 pa plus a £600 annual return from the Feed In Tariff, calculated at 20.23p per kwh.

Broadband: Fibre broadband connected.

Council Tax: Band E (currently £1.506 pa)

Local Authority: Forest of Dean District Council 01594 810 000

EPC: Rated B

Listing: This property is not listed.

GENERAL INFORMATION



Primary: Bromsberrow, Eastnor, Pendock, Redmarley & Ledbury.

Secondary: John Masefield High School, Ledbury and Newent Community School, Newent. Further information for state schools is available at: www.herefordshire.gov.uk and www.gloucestershire.gov.uk

Independent: Malvern, Gloucester & Cheltenham have some excellent independent schools. There are two good prep schools nearby in Colwall. Further information is available at: www.isc.co.uk

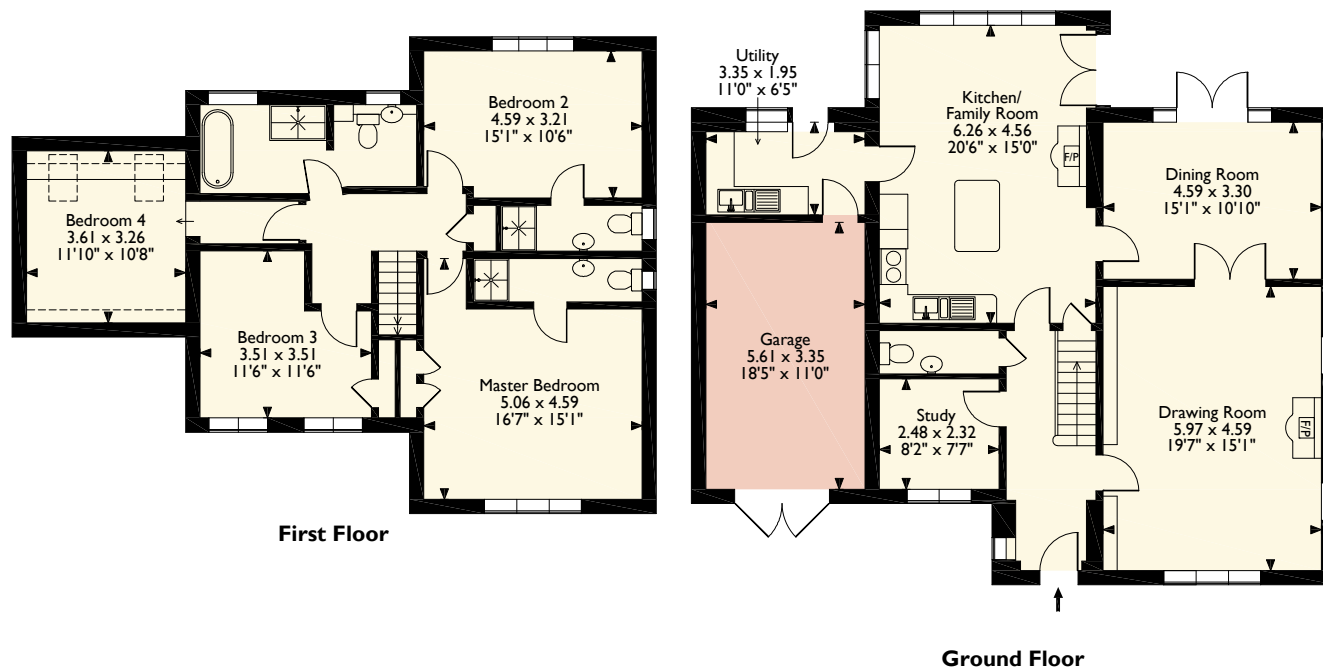
BIRCH HOUSE

Approximate Gross Internal Area

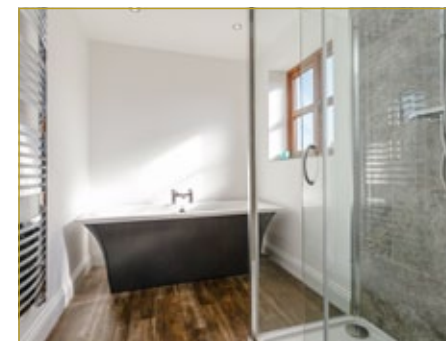
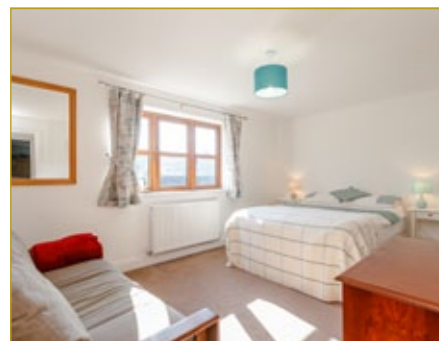
Main House = 2006 Sq Ft/186 Sq M

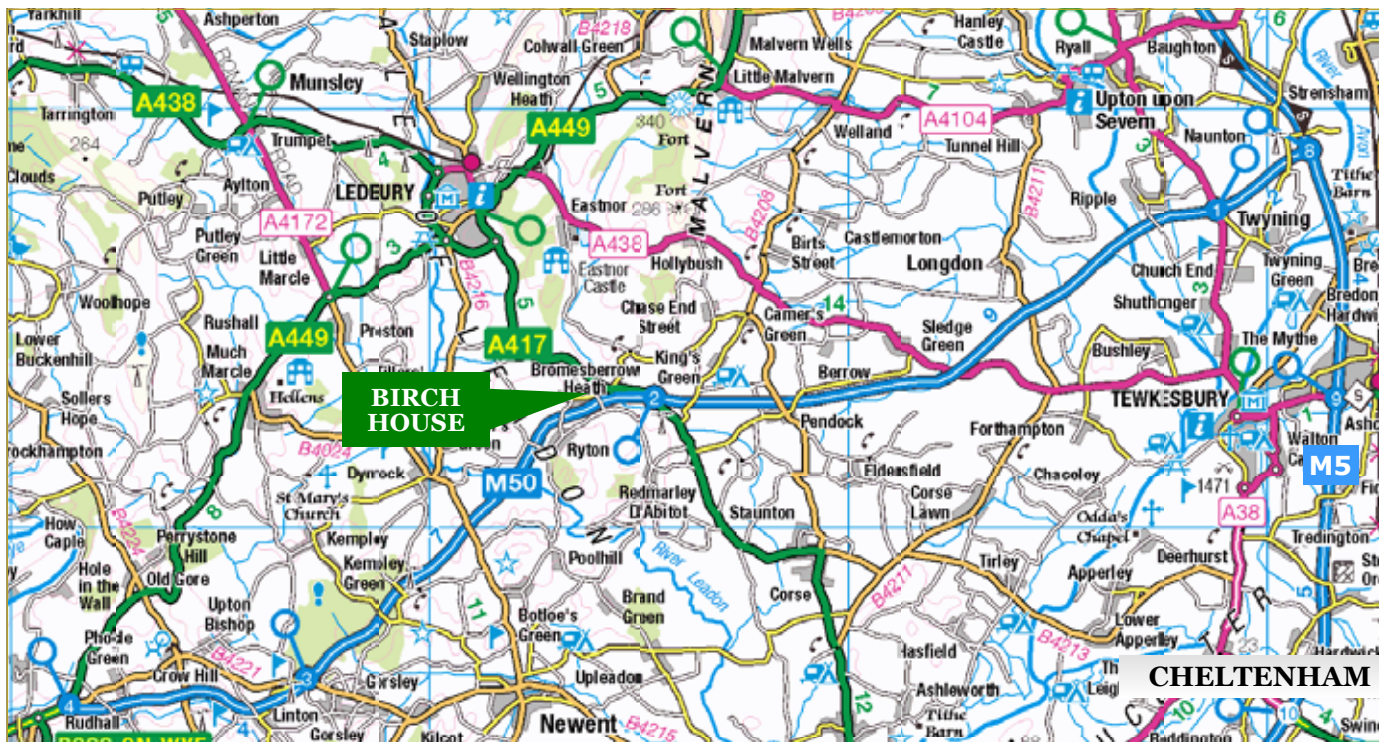
Garage = 202 Sq Ft/ 19 Sq M

Total = 2208 Sq Ft/ 205 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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Local: Bromsberrow Heath has a local community shop/ café/antique emporium within walking distance, open during the week in business hours and on weekend mornings. The hamlet of Bromesberrow (1½ miles) has a church, primary school, nursery and toddler group, village hall and playing fields. The nearby thriving market town of Ledbury provides a good range of shopping, educational and leisure facilities as well as a cottage hospital. Culturally Ledbury is host to a poetry festival and there is a renowned theatre close by at Malvern. For more extensive retail and cultural therapy Cheltenham, Gloucester, Worcester and Birmingham are easily accessible.



Recreational: Bromsberrow lies just south of the Malvern Hills, which provide a wealth of sporting and recreational opportunities and the Severn Valley and Cotswolds are also nearby. Ledbury offers a variety of recreational opportunities including tennis & cricket clubs and a swimming pool. Premiership Rugby is available at Gloucester & Worcester.

DIRECTIONS - HR8 1PF

From **M50 (Jct 2)** Head north on the A417/Ledbury Road for 0.9 miles. Take the 1st left turn in to Beach Lane for Bromsberrow Heath, continue 0.4 miles and take the 4th left turn (ignore Bell Lane). Continue 160 metres, crossing Sandfields Lane and the property will be found on your left hand side. See the For Sale board.

VIEWINGS

By prior appointment via Grant & Co on 01531 637341.

AGENTS NOTE

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