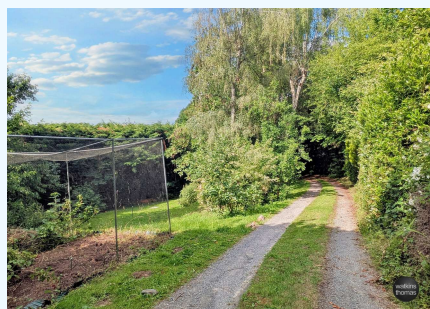




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Stourton House, Breinton, Hereford, HR4 7PP

'Situated in the highly sought after location of Breinton, a four bedroom detached family home with large master bedroom having an en-suite bathroom, garage, car port and set in approximately ½ an acre of land'

Offers In The Region Of £600,000 (Freehold)

Residential Sales and Lettings

Stourton House, Breinton, Hereford, HR4 7PP

LOCATION

The property is located in the sought after Breinton district which is a village location situated to the north west of Hereford City. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a four bedroom, detached family home, set in an elevated position with good size gardens set to the front of the property, a garage and car port. The accommodation comprises entrance hall, sitting room, cloakroom, dining room, kitchen, utility, first floor landing with access to four bedrooms with en-suite to the master bedroom, family bathroom with separate wc and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With entrance door leading to the entrance hall with front aspect double glazed window, thermostat for central heating, stairs to the first floor, smoke alarm, panelled radiator, vinyl flooring and doors to the cloakroom, sitting room and dining room.



Cloakroom

With rear aspect double glazed window, low flush wc, vanity wash hand basin with units under, tiled splash backs and panelled radiator.

Sitting Room

5.11m (16'9) (maximum) x 5.44m (17'10) (maximum - L-shaped room)

With two front aspect and side aspect double glazed windows, French doors giving access to the patio at the side, exposed wooden flooring, two panelled radiators and wood burning stove.



Dining Room

4.52m (14'10) x 2.95m (9'8) (maximum)

With front and two side aspect double glazed windows, engineered wooden flooring, storage cupboards, panelled radiator and access to the kitchen.



Stourton House, Breinton, Hereford, HR4 7PP

Kitchen

6.6m (21'8) x 2.92m (9'7)

With front, side and rear aspect double glazed windows. A range of units comprising 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, electric hob with cooker hood over, integrated slimline dishwasher, panelled radiator and tiled flooring. Front aspect double glazed door.



Inner Hall

With steps leading to the garage and upvc double glazed door giving access to the utility room.

Utility Room

3.45m (11'4) x 2.44m (8'0)

With rear and side aspect double glazed windows, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine and side aspect double glazed door giving access to the rear garden.

ON THE FIRST FLOOR:

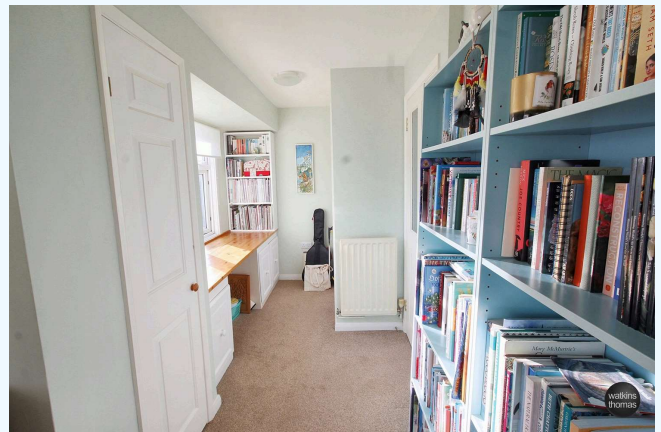
Landing

With a return staircase from the ground floor, two rear aspect double glazed windows, access hatch to loft space, smoke alarm, doors to bedrooms, bathroom and separate wc.

Bedroom 1

7.72m (25'4) (maximum) x 4.27m (14') (maximum - irregular shaped room)

With dressing area having front aspect double glazed window, built-in wardrobe and dressing table with units under giving access to the main bedroom with two front aspect double glazed windows and two side aspect double glazed windows, two built-in wardrobes, panelled radiator and access to the en-suite bathroom.



Stourton House, Breinton, Hereford, HR4 7PP

En-Suite Bathroom

3.35m (11'0) x 2.39m (7'10)

With front aspect double glazed window, side aspect double glazed window, free standing bath with rainwater shower head over, double sink unit with base units under, heated towel rail, low flush wc, inset spot lights, storage cupboard, partially tiled wall surround, shaver point and tiled flooring.



Bedroom 2

4.24m (13'11) (plus recess) x 3.02m (9'11) (minimum)

With front and side aspect double glazed windows and panelled radiator.



Bedroom 3

2.95m (9'8) (into bay) x 3.23m (10'7) (irregular shaped room)

With rear aspect double glazed window, panelled radiator and built-in wardrobe.



Bedroom 4

2.46m (8'1) x 2.39m (7'10)

With front aspect double glazed window, panelled radiator and wardrobe area which is currently used for shelving.

Stourton House, Breinton, Hereford, HR4 7PP

Separate Wc

With rear aspect double glazed window, low flush wc, vanity wash hand basin with work surface and units below, airing cupboard, vinyl flooring and panelled radiator.



Bathroom

2.39m (7'10) x 1.7m (5'7)

With rear aspect double glazed window, double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, inset spotlights, extractor fan, partially tiled wall surround and tiled flooring.

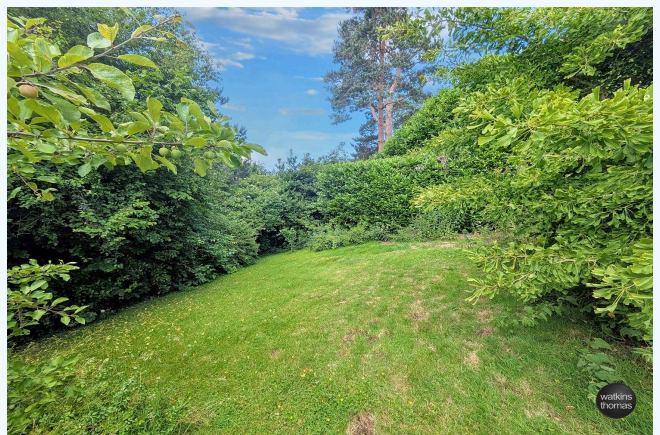
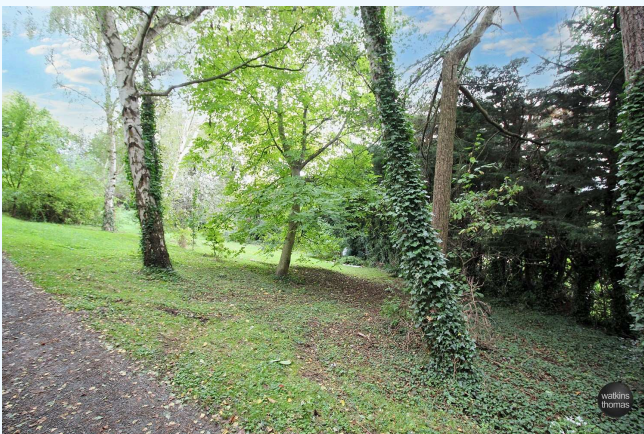
OUTSIDE:

The main garden lies to the front of the property where the driveway runs through to the GARAGE (17'4 x 17'3) with up and over door, power, lighting and personal door to the kitchen area. To the side of the garage is a CAR PORT.

The main garden to the front of the property is laid to lawn with various shrub and tree borders and enclosed by hedging to provide a high degree of privacy. At the side of the property is a small summer house covered in roses and a Rhino greenhouse. To the immediate rear of the property is a pathway with steps leading to a SUMMER HOUSE with power where views across local countryside can be enjoyed.



Stourton House, Breinton, Hereford, HR4 7PP



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COUNCIL TAX BAND G

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is via a private system and oil fired central heating. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed west out of Hereford along Whitecross Road. At the roundabout take the second exit onto Kings Acre Road and after passing Blue Diamond garden centre on the right take the next left turning sign posted Breinton. Continue along the road and at the T-junction turn right and proceed for approximately one mile where there is a private drive on the right hand side sign posted Heron Hill and Stourton House.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th June 2025

ID38163

Stourton House, Breinton, Hereford, HR4 7PP

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

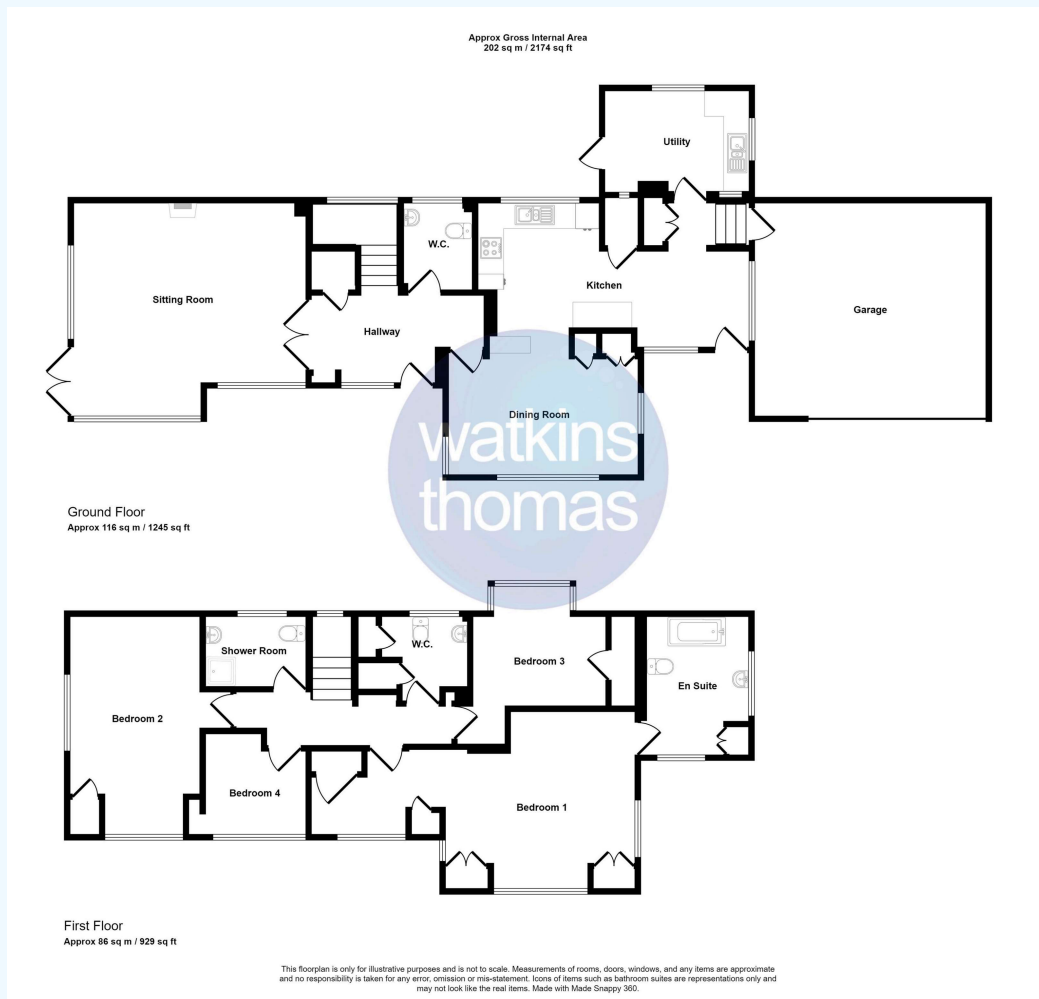
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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