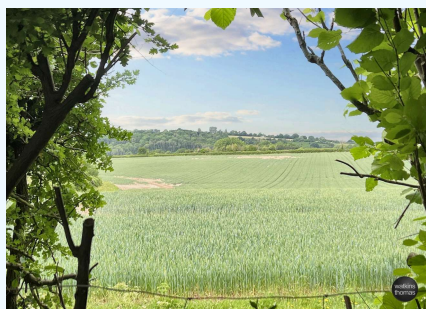




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### Cross Trees, Kings Caple, Herefordshire, HR1 4UD

*'Set on the edge of a village, in glorious South Herefordshire countryside, an impressive detached bungalow residence which has been the subject of an extensive schedule of refitting and upgrading works which have resulted in the provision of an exceptional home with driveway, garaging and attractive garden areas'*

**£436,000 (Freehold)**

**Residential Sales and Lettings**

# Cross Trees, Kings Caple, Herefordshire, HR1 4UD

## LOCATION

Kings Caple is a village community located about seven miles South of Hereford between the city and the market town of Ross-On-Wye with its roadwork connections. Neighbouring villages offer a range of facilities and amenities and Hereford and Ross combined offer a fuller range of shopping, leisure and recreational facilities and bus stations. Hereford also has a railway station.

## DESCRIPTION

Cross Trees is an individual detached bungalow residence which offers a generous level of accommodation which has been the subject of a schedule of refitting and upgrading works which have resulted in the provision of a most comfortable home. An oil fired central heating system is installed, windows are double glazed and the property offers, with modern oak doors, a porch, hallway, sitting room, fine conservatory, attractively appointed kitchen with breakfast area, utility room together with three bedrooms and superb family shower room. In more detail this bungalow residence with surrounding garden areas and a garage with 'gym room' comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

1.85m (6'1) x 1.68m (5'6)

Approached through a composite door with double glazed panel and having double glazed windows to two aspects, wood laminate flooring, part with feature painted brick walls and with a natural wood door with four glazed panels to the:

#### Entrance Hall

3.43m (11'3) x 1.52m (5') (maximum plus opening to inner hall)

Spot light fitting, feature tiled floor, contemporary style radiator and with doors to bedroom 3/study, bedroom 2, the sitting room and:

#### The Cloakroom

2.31m (7'7) x 1.22m (4'0)

With feature tiled walls, ceramic floor tiles, contemporary style radiator and white suite comprising low level wc and wash basin with mixer tap set on a wood block surface with drawers below. Double glazed window.



#### Inner Hall

3.4m (11'2) x .86m (2'10)

With access hatch to loft space and with doors to bedroom 1, kitchen, family bathroom and the cloaks cupboard with fitted shelving.

#### The Sitting Room

5.18m (17'0) x 3.15m (10'4) (widening to 12')

With a double glazed picture window overlooking the rear garden with view beyond. Contemporary style vertical radiator and wood burning stove with hearth. Door to recess cupboard and a pair of casement doors to:



## Cross Trees, Kings Caple, Herefordshire, HR1 4UD



### The Conservatory

3.96m (13'0) x 3.84m (12'7)

With reflective glass pitched roof and double glazed windows between brick pillars together with a pair of double glazed French doors which open to and overlook the garden. The whole conservatory enjoys this aspect across the garden and there is also a wall mounted electric heater and wood laminate flooring.



## Cross Trees, Kings Caple, Herefordshire, HR1 4UD

### Kitchen

3.86m (12'8) x 3.61m (11'10)

Beautifully appointed and with an extensive range of fitted soft close base cupboard units with working surfaces over, a bank of units with base and high level cupboard, vertical floor to ceiling cupboards and with built-in fridge and freezer units, a built-in oven and built-in Cooke & Lewis microwave. Fitted composite 1½ bowl sink unit with drainer and mixer tap. Fitted island with cupboards below and working surface over, induction hob with feature extractor fan and light unit over. Vertical contemporary style radiator and having a tiled floor which continues through to the:



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.



## Cross Trees, Kings Caple, Herefordshire, HR1 4UD

### Breakfast Area

2.06m (6'9) x 1.45m (4'9)

With a double glazed sliding patio door opening to and overlooking the fine rear garden. Radiator. Door to:



### Inner Lobby

2.13m (7'0) x 1.02m (3'4)

With a tiled floor, door to the gym/garage and with an opening to:

### Utility Room

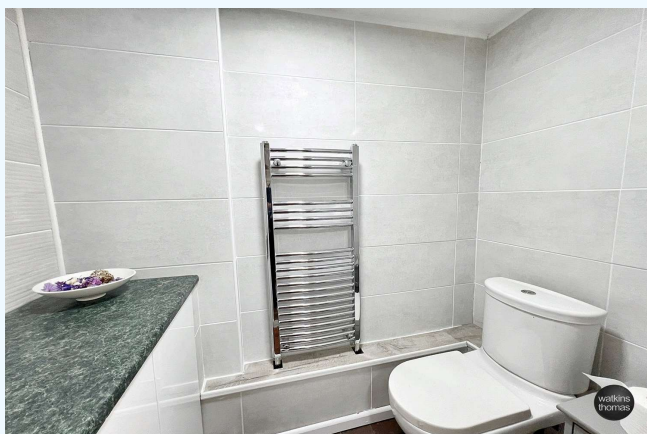
2.39m (7'10) x 2.06m (6'9)

With a double glazed window, tiled walls, quarry tiled floor, fitted base cupboards with sink unit and mixer tap over and with recess with plumbing for washing machine and space for tumble dryer. Floor mounted oil fired combination boiler which provides central heating and domestic hot water and with an opening to:

### The Second Cloakroom

1.93m (6'4) x 1.04m (3'5)

With white suite comprising low level wc, ladder type radiator, tiled walls, quarry tiled floor and double cupboard unit with roll edged working surface over.



### Bedroom 1

3.96m (13'0) x 3.05m (10')

With a double glazed window with vertical blind to the front. Radiator.

### Bedroom 2

3m (9'10) x 3.61m (11'10) (14'10 to rear of wardrobes)

With a double glazed window to the front with vertical blind. Radiator and along one wall there are four sliding doors to a recessed wardrobe area with hanging rails and storage shelving.

## Cross Trees, Kings Caple, Herefordshire, HR1 4UD



### Bedroom 3/Study

3.05m (10'0) x 2.13m (7')

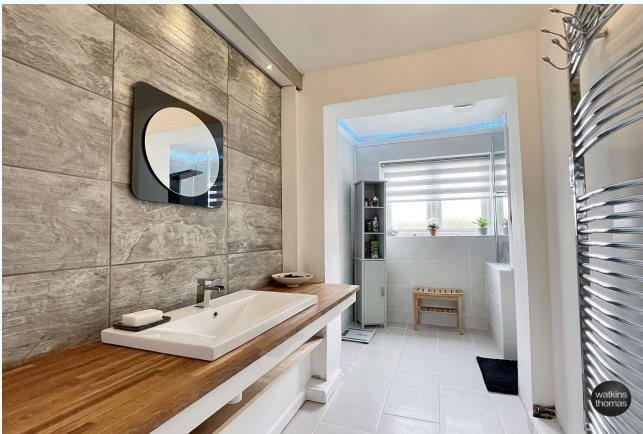
With a double glazed window to the front with vertical blind, radiator and wood laminate flooring.



### Shower Room

3.53m (11'7) x 1.47m (4'10) (widening to 8' plus door recess)

Superbly appointed and with wide shower cubicle, multi head shower unit set in a recess with tiled surrounds, feature tiled walls, tiled floor and with a contemporary style wash basin with waterfall mixer tap and adjacent wood block surfaces.





## Cross Trees, Kings Caple, Herefordshire, HR1 4UD

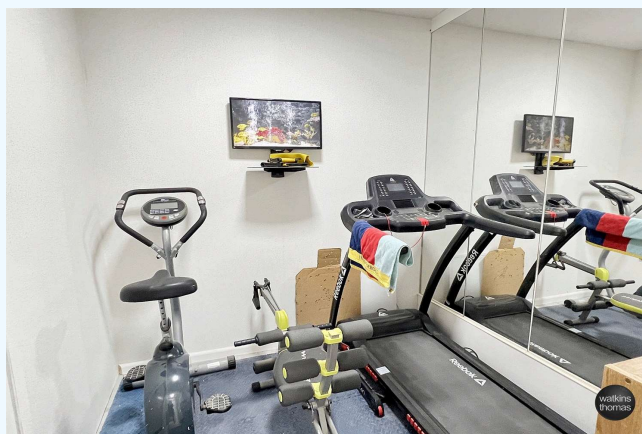
### OUTSIDE:

The property is approached off a shared private road which leads to the driveway, through two six bar wooden gates, providing parking for four vehicles. The driveway leads to the attached garage (overall 19' x 18') and has a double up and over door to the front, electric light and power points. Within a corner of the garage a gym room has been created which is 7' x 6' and has a mirrored wall and boarded walls.

The front garden is set behind a picket type fence in which there is a pedestrian gateway. There are well stocked borders including spring flowers and bulbs. Towards the end of the garden there is a timber fence to the side and rear garden. Within the side garden there is a mature tree, summer house and small wildlife pond, a bark bed with trees and shrubs. Across the rear of the property there is a further expanse of garden which enjoys and overlooks glorious South Herefordshire countryside. Within this area there is a pebble pathway, a raised entertaining terrace and a further stone chipped garden area. There is a greenhouse (8' x 6') and a lean-to garden room (6'3 x 12'5) approached through a pair of doors having double glazed windows with triplex roof over and feature tiled floor.



## Cross Trees, Kings Caple, Herefordshire, HR1 4UD



### **COUNCIL TAX BAND E**

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 are connected to the property. It is understood that drainage is to a septic tank.

Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings have 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**

From central Hereford proceed initially South over Greyfriars Bridge and at The Broadleys Public House turn left into Holme Lacy Road. Continue along Holme Lacy Road and at the roundabout take the third exit into Hoarwithy Road and continue from the city for approximately six miles. In the village of Hoarwithy turn sharp left, follow the sign posts for Kings Caple, continue over the river bridge and take the second turning on the right hand side. Continue towards the village and Cross Trees will be identified on the left hand side by the agents for sale board

**26th March 2025**

ID40288



## Cross Trees, Kings Caple, Herefordshire, HR1 4UD

### 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 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.

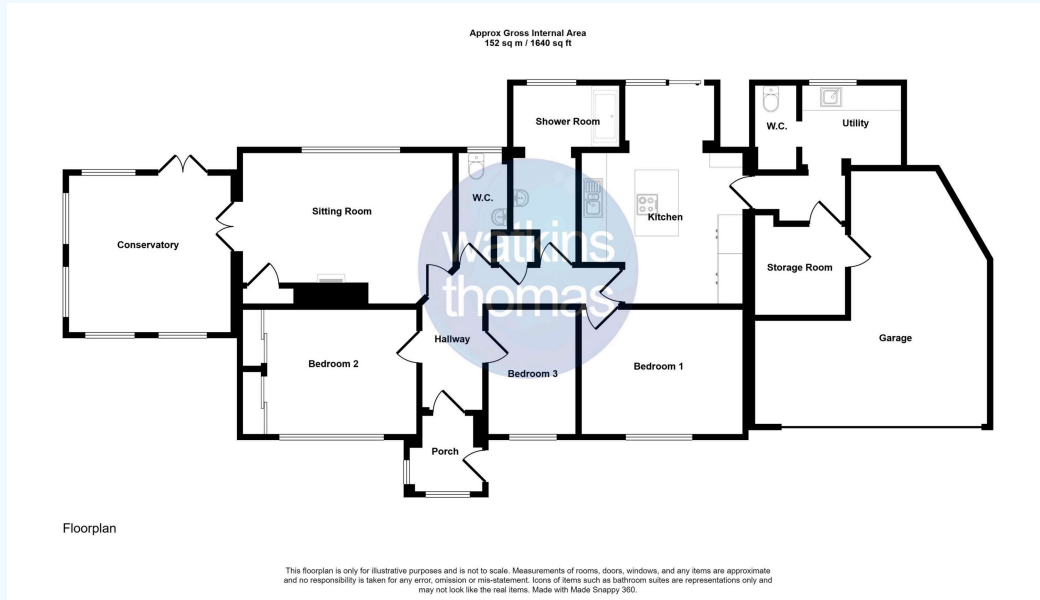
For properties in England and Wales:

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

# Cross Trees, Kings Caple, Herefordshire, HR1 4UD

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.