



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)



#### 4 The Pippins, Clehonger, Hereford HR2 9SG

*'Situated to the south of Hereford City, in a quiet cul-de-sac position, a superbly presented four bedroom detached home, with central heating, double glazing, fitted solar panels, EV charging point, detached double garage and workshop and superb woodland/countryside views.'*

**£650,000 (Freehold)**



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### LOCATION

The property is located to the south of Hereford, sitting in the popular semi rural village of Old Clehonger. The property itself is situated 1½ miles from Tesco's Belmont where there are also a further range of amenities available. The nearby villages offer a range of village shops, schools, public houses and community facilities. Hereford as a whole offers a wide range of shopping, leisure, and recreational facilities, together with education establishments and both bus and railway stations.

### DESCRIPTION

The property is located in a small development of exclusive houses in a quiet private cul-de-sac position. There are numerous country walks on the public footpaths within a short distance of the property. The property has the benefit of woodland and countryside views and is in excellent decorative condition throughout, with the benefit of solar panels, EV charging point, off-road parking, detached double garage, workshop, and good sized enclosed rear garden. All flooring in the property has been changed within the last 12-24 months. The property comprises entrance hall, study, downstairs cloakroom, sitting room, dining room, sun room, kitchen/breakfast room, utility, first floor landing with access to four double bedrooms, family bathroom, two en-suite shower rooms to bedrooms 1 and 2 and outside toilet. In more detail the accommodation comprises;

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With door leading to the entrance hall.

#### Entrance Hall

5.44m (17'10") (maximum) x 2.49m (8'2") (maximum)

With front aspect double glazed window, stairs to first floor with balustrade and glass panels, alarm panel, feature coved ceiling, panelled radiators, under-stairs storage cupboard, double cloak cupboard with storage shelf, one double power point, Nest thermostat for central heating, wood panelling to the stairs wall and door to the sitting room.

#### Sitting Room

5.23m (17'2") (plus bay) x 4.55m (14'11")

With front aspect double glazed bay window, feature coved ceiling, brick fire sound and mantel over, side aspect double glazed window, two panelled radiators, two wall lights, five double power points, internet point, television point, and double doors to the dining room.





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### Dining Room

4.55m (14'11) x 3.25m (10'8)

With decorative fireplace, panelled radiator, feature coved ceiling, door to the entrance hall, three double power points and glazed triple doors giving access to the sun room.



### Sun Room

4.14m (13'7) x 3.25m (10'8)

With side aspect double glazed window, feature rear aspect double glazed window, inset spotlights, four double power points, panelled radiator and access to the kitchen/breakfast room.





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### Kitchen/Breakfast Room

5.36m (17'7") x 3.71m (12'2")

With two rear aspect double glazed windows, a range of units comprising 1½ bowl stainless steel sink draining unit with work surfaces, splash backs, base units under with matching wall units. Integrated electric double oven, five ring gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, six double power points, all units have soft close doors, inset spotlights, coved ceiling, breakfast bar, panelled radiator and door to the utility room.



### Utility Room

2.67m (8'9") x 1.73m (5'8")

With stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under, matching wall units, plumbing and space for washing machine, space for tumble dryer, extractor fan, coved ceiling, panelled radiator, two double power points and side aspect double glazed door giving access to the side path.

### Cloakroom

1.75m (5'9") x .94m (3'1")

With side aspect double glazed window, low flush wc, wash hand basin, coved ceiling, extractor fan and automatic light.

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### Study

3.81m (12'6) x 2.46m (8'1)

With front aspect double glazed window, panelled radiator, telephone point, coved ceiling, built-in book shelf and two double power points.



### ON THE FIRST FLOOR:

### Landing

With front aspect double glazed window, access hatch to loft space with pull down ladder, panelled radiator, balustrade with glass panels, feature coved ceiling, smoke alarm, two double power points, airing cupboard housing the boiler and mains pressured hot water tank, doors to bedrooms and bathroom.



### Bedroom 1

4.55m (14'11) (maximum) x 4.52m (14'10)

With front aspect double glazed window, panelled radiator, a range of built-in wardrobes, coved ceiling, four double power points, television point and door to en-suite shower room.





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### En-Suite Shower Room

3.2m (10'6) (maximum) x 1.78m (5'10)

With side aspect double glazed window, low flush wc, vanity wash hand basin, storage cupboards, double shower cubicle with dual head thermostatically controlled shower and rain water shower head. Cabinet with shaving point, partially tiled wall surround, panelled radiator, tiled flooring and underfloor heating.



### Bedroom 2

3.84m (12'7) x 3.45m (11'4)

With rear aspect double glazed window, walk-in wardrobe with automatic light, shelving and hanging rails, coved ceiling, television point, panelled radiator and door to en-suite shower room.

### En-Suite Shower Room

2.21m (7'3) x 1.78m (5'10)

With rear aspect double glazed window, low flush wc, vanity wash hand basin, storage cupboards, double shower cubicle with shelving, with dual head thermostatically controlled shower with rainwater shower head, partially tiled wall surround, heated towel rail, coved ceiling, extractor fan, inset spotlights, tiled flooring and under floor heating



### Bedroom 3

3.89m (12'9) x 2.64m (8'8)

With front aspect double glazed window, panelled radiator, television point, two double power points and coved ceiling.

### Bedroom 4

4.55m (14'11) x 2.87m (9'5)

With rear aspect double glazed window, built in wardrobe, panelled radiator, coved ceiling, television point and three double power points.





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### Bathroom

2.9m (9'6") x 2.72m (8'11")

With side aspect double glazed window, luxury suite comprising walk-in shower cubicle with dual head shower, thermostatically controlled with rain water shower head. Feature free standing bath with mixer tap and shower attachment. Low level wc, wash hand basin, base units, three wall lights, shaver point, heated towel rail, inset LED plinth lights, corner cabinet with LED illuminated mirror, partially tiled wall surround and tiled flooring with underfloor heating.



### OUTSIDE:

To the front of the property there is a lawned garden with various mature shrubs, and storage area to the both sides of the property. A block paved driveway gives access to a tarmac parking area to the front of the double garage where there is an EV pod charging point and a side access path and gate give access to the rear garden. GARAGE - 18'1 x 18'6 with two up and over electric doors with separate single power points, five double power points, lighting and access to the WORKSHOP - 12'6 x 10' with rear aspect, double glazed window, four double power points, workbench with units below, wall units, and side aspect double glazed door giving access to the garden.

The side path gives access to an OUTSIDE WC with side aspect double glazed upvc door, low flush wc, wash hand basin, panelled radiator, automatic light and vinyl flooring.

To the immediate rear of the property is a large patio area with sleeper retaining wall giving access to a raised garden with steps leading to the lawn area with various mature shrub borders. A stepping stone path continues around the garden to a further raised patio area with two double power points and the garden also has the added benefit of two garden sheds and is south-west facing backing onto private woodland.





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### COUNCIL TAX BAND F

Made 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, gas and water are connected to the property. The drainage is via a private system, which is a shared septic tank between the cul-de-sac. The management and service charge for this, which covers the insurance, is £50 per calendar month, which is reviewed annually (the vendors currently pay £10 a month for water use for two people). 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.

### Agents Note

Solar panels are included in the sale and are owned by the property

### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the Tesco's roundabout take the second exit onto the A465 Hereford to Abergavenny road. Take the second right hand turning onto the B4349 sign posted Clehonger. After approximately ½ a mile turn right onto Church Road signposted Ruckhall. Continue past the church and turn left after approximately fifty metres into the private road. Continue along the road and turn right into The Pippins where the property is located in the cul-de-sac position.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**4th April 2025**

ID39189



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### 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 B. 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	88 B	88 B
69-80	C		
55-68	D		
39-54	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:

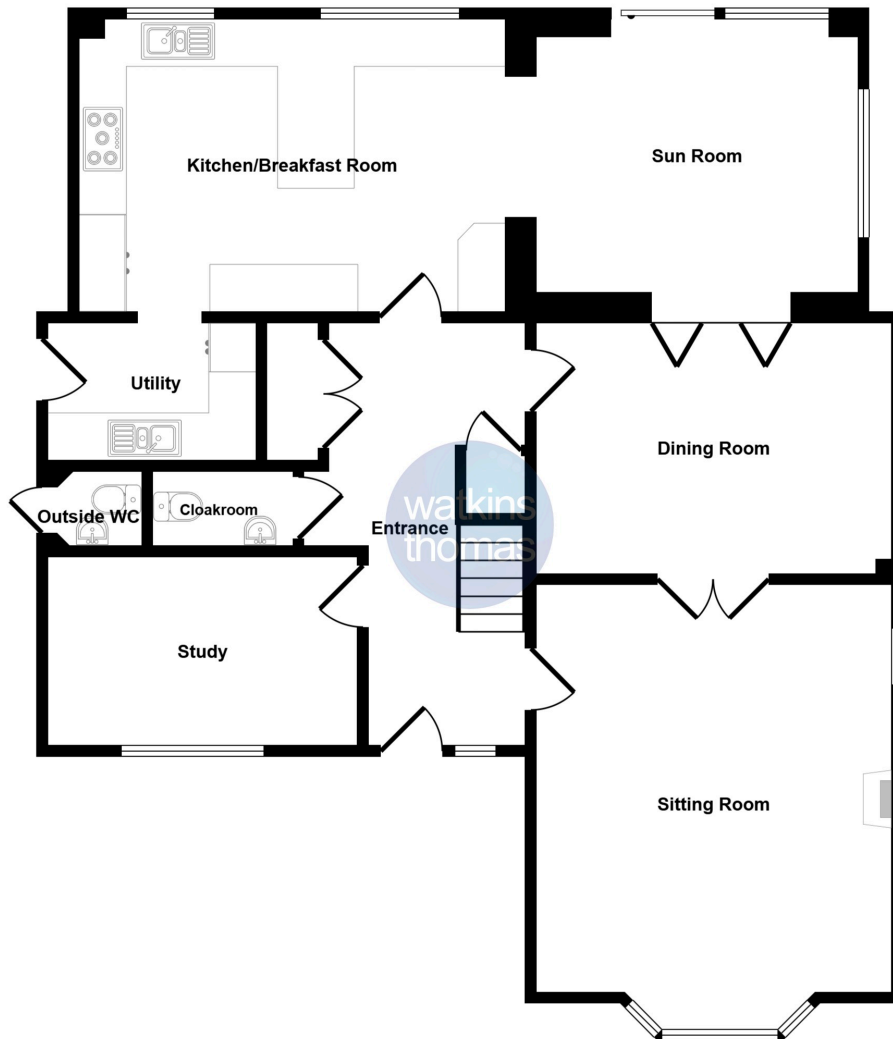
- the average energy rating is D
- the average energy score is 60



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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.



### Ground Floor

Approx 112 sq m / 1204 sq ft

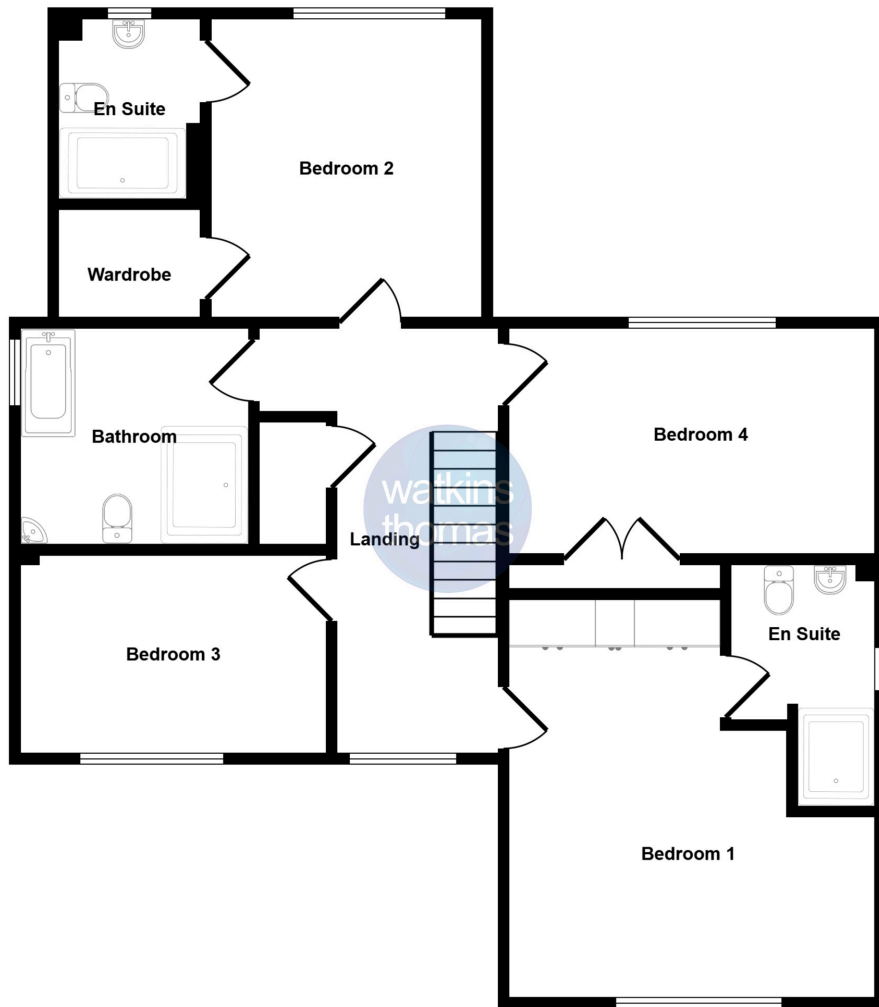
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### First Floor

Approx 95 sq m / 1022 sq ft

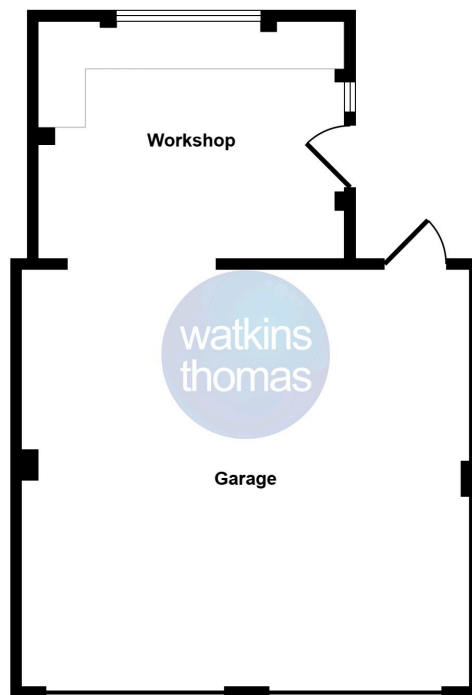
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Second Floor

Approx 43 sq m / 461 sq ft

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