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## 1 Ramblers Way, Winforton, Herefordshire, HR3 6EP

*'Located in a village, in glorious west Herefordshire countryside, between the city and Hay, an exceptional detached, modern home offering contemporary style living accommodation, further reception rooms and four double bedrooms.'*

**£400,000 (Freehold)**

**Residential Sales and Lettings**

# 1 Ramblers Way, Winforton, Herefordshire, HR3 6EP

## LOCATION

Winforton is a village located about 6 miles east of the historic border town of Hay-On-Wye and about 16 miles west of the Cathedral city of Hereford. Winforton is set in glorious countryside over which walks can be enjoyed to the river and surrounding area. The village has a Church and public house and about 2 miles away is Eardisley with its extensive range of facilities and amenities including primary school, doctors surgery, village shop and public house. Hereford and Hay combined offer an extensive range of facilities and amenities. Hereford has a railway station.

## DESCRIPTION

1 Ramblers Way is a relatively new home which is presented in excellent order throughout and is of a contemporary style. The property has solar panels and underfloor heating to the ground floor and comprises central entrance hall of which there is an exceptional open plan kitchen, dining and living area. There is also a snug/music room, study, utility room and cloakroom. On the first floor there is a good sized landing of which there are four double bedrooms with a master bedroom area of note. In more detail the accommodation comprises;

### ON THE GROUND FLOOR:

#### Entrance Lobby

2.44m (8'0) x 1.65m (5'5)

Approached through a composite door with double glazed leaded upper panels, double glazed window to the side, wall mounted thermostat and with an opening with a continuation of tiles through to:

#### The Principal Entrance Hall

6.71m (22'0) x 1.83m (6') (plus recess)

With stairway off, door with double glazed upper panels to the rear garden, feature tiled floor, sunken ceiling lights and having two oak doors to the principal living accommodation, the family room/music room, study, utility room and the:

#### Cloakroom

2.13m (7'0) x 1.22m (4'0)

With sunken ceiling lights, double glazed window to the side, low level wc and pedestal wash basin. Continuation of the tiled floor.



#### Principal Living Accommodation

10.85m (35'7) x 4.47m (14'8)

With double glazed windows to the front and rear, a pair of double glazed French doors open to the rear garden and this exceptional room has three distinct areas:



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## Kitchen Area

Offers an extensive range of soft close base cupboard and drawer units with wood effect working surfaces over, upstand and an extensive range of eye level cabinets and with a Franke 1½ bowl composite sink unit with drainer and mixer tap, built-in fridge and freezer units, dishwasher and with an electric oven with five ring hob over and stainless steel cooker hood above. Breakfast island with composite surface over and further cupboards below. Row of three lights over the island, there are further sunken ceiling lights and with a continuation of the tiled floor which follows through into the central DINING AREA beyond which is the FAMILY SITTING AREA which has oak flooring and television point.



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## The Family Room/Music Room

3.56m (11'8") x 3.4m (11'2")

With a double glazed window to the rear and oak flooring.



## The Study

3.35m (11'0") x 2.21m (7'3") (plus shallow door recess)

With a continuation of the tiled floor, double glazed window, sunken ceiling lights, access hatch to loft space and wall mounted gas fired boiler which provides central heating and domestic hot water.

## The Utility Room

3.38m (11'1") x 1.7m (5'7")

With a double glazed window and fitted base cupboards with wood grain effect working surfaces over, fitted upstand and with a single drainer sink unit with mixer tap, recess with plumbing for washing machine, recess for further appliance and along one wall there are fitted eye level cabinets. Tiled floor.



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## ON THE FIRST FLOOR:

### Landing

6.71m (22'0) x 1.88m (6'2) (widening to 10'2)

Approached over a stairway with tread lights. This is a bright open and light space with double glazed windows to the front and rear. Sunken ceiling lights, radiators, access hatch to loft space and with oak doors to the bedrooms, bathroom and the cylinder cupboard in which is housed the pressurized hot water cylinder.



### Bedroom 1

4.32m (14'2) x 4.04m (13'3)

With a double glazed window, radiator, sunken ceiling lights and with two double wardrobe cupboards provided with hanging rails and storage shelving and having a door to:



### The En-Suite Shower Room

1.27m (4'2) x 3.05m (10'0)

Beautifully appointed and with wide shower cubicle with feature tiled walls, twin headed shower unit, contemporary style wash basin with waterfall tap and bowl sink together with low level wc. There are tiled courses over the sink, sunken ceiling lights, extractor unit and double glazed window together with radiator.



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## Bedroom 2

4.52m (14'10) x 2.82m (9'3)

With a double glazed window currently enjoying the view. Radiator and door to wardrobe cupboard with hanging rail and storage shelving.

## Bathroom

3.3m (10'10) x 2.34m (7'8)

With suite comprising bath with shower boarding surround and mixer tap, double shower cubicle with shower boarded walls and twin headed thermostatically controlled shower unit, low level wc and pedestal wash basin with fitted upstand. Sunken ceiling lights, extractor unit, double glazed window, tile effect flooring and ladder type radiator.



## Bedroom 3

3.66m (12'0) x 3.4m (11'2)

With a double glazed window enjoying the view and with a further double glazed window to the side and doors to wardrobe cupboard with hanging rail and storage shelving.

## Bedroom 4

3.4m (11'2) x 2.92m (9'7)

With a double glazed window enjoying and expansive view over tree lined Herefordshire countryside. Radiator and door to recessed wardrobe cupboard with hanging rail and storage shelving.



## OUTSIDE:

A road provides access to the tarmac driveway which is two car wide and two car deep. Adjacent to the driveway there is a stone border and to the left there is a decked platform. The decked area is surrounded by deep well stocked beds and borders. There is a 7'8 wide area at the side of the residence which is part laid to a pathway and part to a raised border. This runs to the rear garden which is a maximum of 27' deep by 46' wide. The rear garden area is provided for ease of maintenance and comprises a decked area ideal for entertaining. There is a tiled patio area and a pathway meanders through barked borders which are stocked with a wide variety of shrubs and plants. There is an outside light and the rear garden is extensively enclosed by board fencing. There is an outside tap

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## AGENTS NOTE

There is an area of land beyond Ramblers Way on which planning permission has been applied for but refused on numerous occasions.

## 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. Drainage is to a private system. Gas for the property is LPG. 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

From central Hereford proceed west into Whitecross Road. At the roundabout take the second exit onto the A438. Continue through the countryside and after about 10 miles turn left towards Willersley. Continue on the A438 and after about 1 mile in Winforton, the property will be identified on the left hand side by the agents For Sale board.

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## 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).

**12th May 2025**

ID40625

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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 C. 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		81 B
69-80	C	78 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.

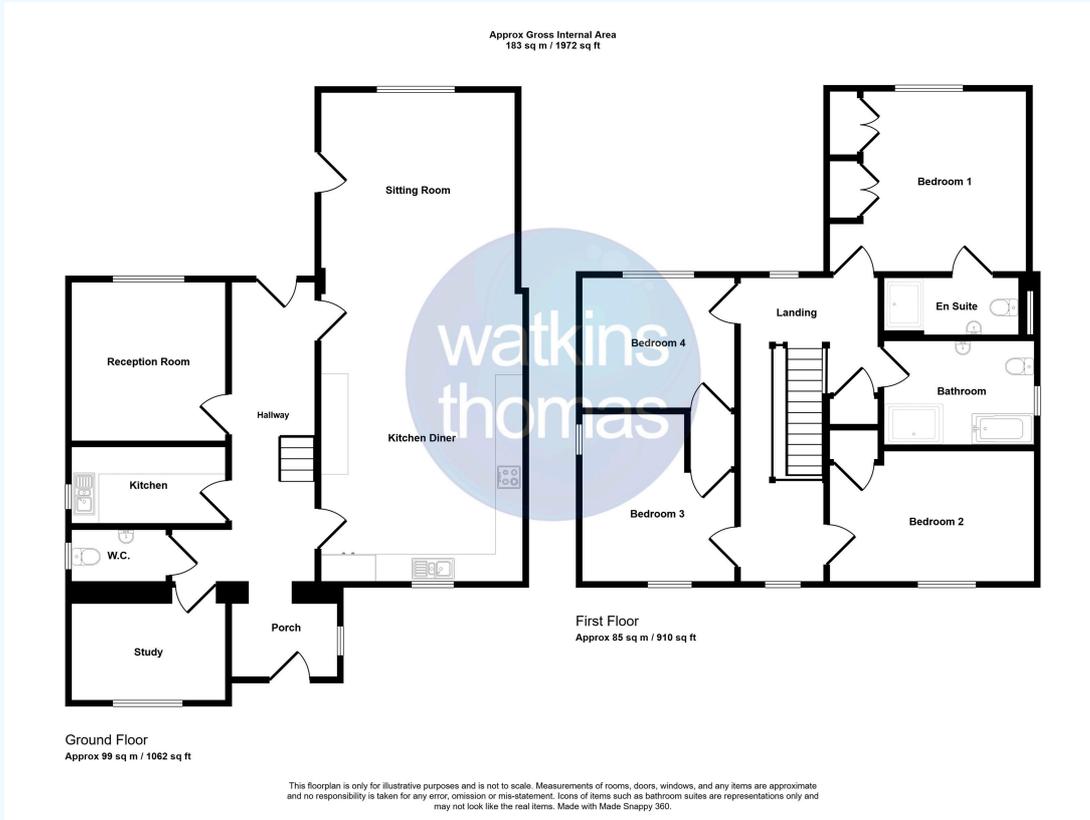
For properties in England and Wales:

- 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.



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