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Millway House, Sutton St. Nicholas, Hereford, HR1 3BQ

'An exceptional detached home, located on a generous corner plot, in the well served village of Sutton St Nicholas which lies about two miles north of the outskirts of Hereford'

£500,000 (Freehold)

Residential Sales and Lettings

Millway House, Sutton St. Nicholas, Hereford, HR1 3BQ

LOCATION

Millway House is located in Sutton St Nicholas, a village which is set just over two miles north of the outskirts of the Cathedral City of Hereford. The village has a church, primary school, community hall and public house, neighbouring villages offer other amenities and the City of Hereford is within easy reach. The City as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Sutton St Nicholas is set in glorious Herefordshire countryside.

DESCRIPTION

Millway House is a substantial detached home which is centrally heated and double glazed. On the ground floor there are three reception rooms, a fitted kitchen/breakfast room together with an exceptional garden room. On the first floor there are four bedrooms, one being en-suite. At the rear there are south westerly facing gardens together with a double width driveway and a detached double garage block. In more detail the property comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

2.49m (8'2) x 1.07m (3'6)

With double glazed windows, part off a brick base and approached through a pair of double glazed doors, tiled floor and with a door with adjacent windows to:

Reception Hall

3.58m (11'9) x 2.44m (8') (maximum)

Having stairway with wooden banister, hand rail and newel post off. Coved ceiling, radiator and with doors to the kitchen, dining room, study, sitting room and

The cloakroom

1.47m (4'10) x 1.07m (3'6)

With suite comprising low level dual flush wc and wall hung wash basin. Part tiled surrounds, double glazed window and radiator.

The Sitting Room

5.51m (18'1) x 4.01m (13'2)

With a double glazed window to the front, coved ceiling, wall light points, picture lights, two radiators and an attractive dressed stone fire surround with Tudor Rose motif and living flame gas fire. Dimmer light switch.



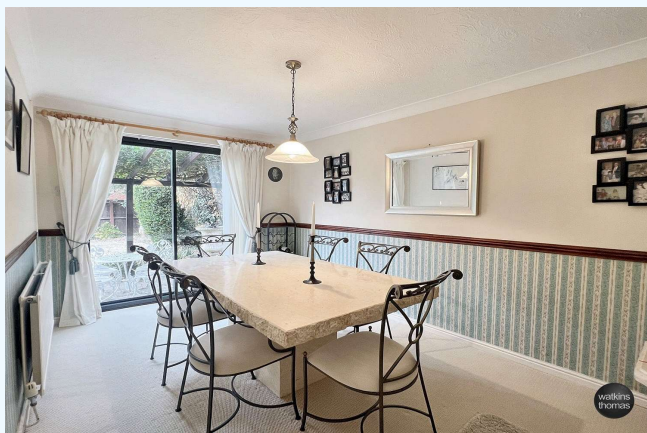
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The Dining Room

4.39m (14'5) x 2.69m (8'10)

With a double glazed sliding patio door opening to and overlooking the rear garden, coved ceiling, dado rail and radiator.



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Kitchen/Breakfast Room

3.33m (10'11") x 6.6m (21'8") (maximum)

With a single drainer Carron 1½ bowl sink unit with mixer tap, double electric oven, four ring gas hob with cooker hood over, concealed washing machine and built-in dishwasher. Built-in fridge freezer units and with a wall mounted gas fired boiler which provides central heating and domestic hot water. Extensive range of base cupboard and drawer units with roll edged working surfaces over and tiled surrounds together with eye level cabinets. Coved ceiling, sunken ceiling lights and with two double glazed windows to the rear, radiator and with a ceramic tiled floor throughout and a pair of double glazed casement doors open to:



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The Conservatory/Garden Room

5.05m (16'7) x 3.84m (12'7) (average)

With two double glazed windows to the side elevation, attractive reflective glass roof over, feature stone effect floor tiles, radiator, wall light point and with a pair of casement doors with adjacent double glazed windows to the garden.



The Study

2.57m (8'5) x 2.16m (7'1) (plus door recess)

With a double glazed window to the front, picture rail and radiator.



ON THE FIRST FLOOR:

Landing

3.07m (10'1) x 2.9m (9'6)

With access hatch to loft space, radiator and with doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder

Bedroom 1

3.99m (13'1) x 3.89m (12'9) (plus recessed wardrobes)

With a double glazed window to the front, coved ceiling, radiator and having a pair of double recessed wardrobe cupboards and further double and single wardrobe cupboard together with bedside units and a six drawer storage unit. Door to:



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The En-Suite Bathroom

2.59m (8'6") x 2.08m (6'10")

With corner bath with mixer tap and tiled courses over, low level wc and vanity wash basin with adjacent fitted surfaces and cupboards below with shelf and mirror over and cabinets at high level above together with mirror. Electric shaver point, double glazed window, radiator and ceramic floor tiles.



Bedroom 2

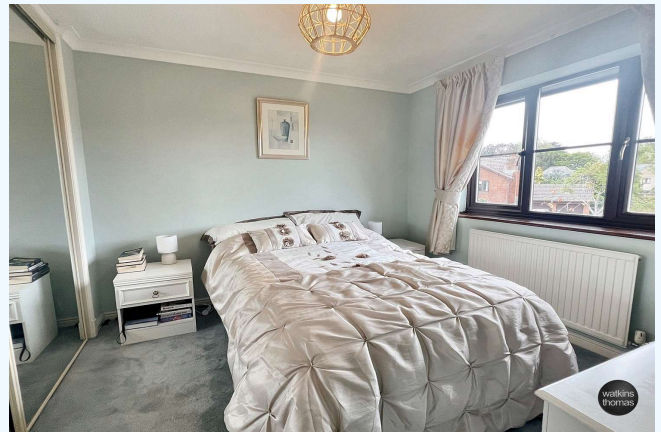
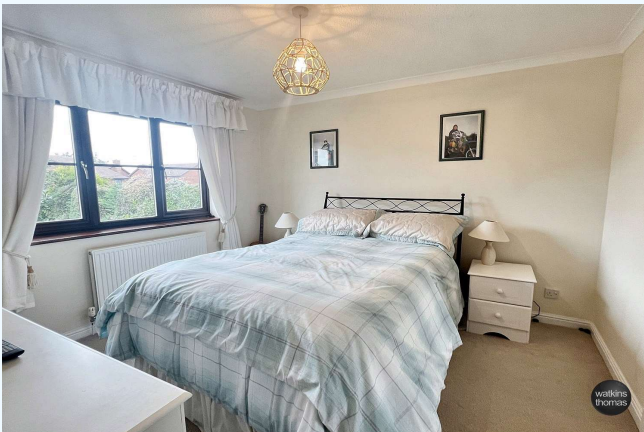
208.86m (685'3") x 3.12m (10'3")

With a double glazed window overlooking the rear garden, coved ceiling, radiator and a pair of sliding mirror fronted doors to a recessed wardrobe area which is provided with hanging rail.

Bedroom 3

2.95m (9'8") x 2.92m (9'7")

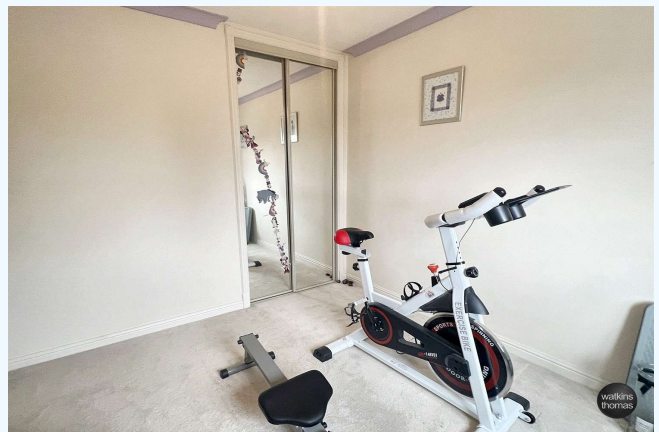
With a double glazed window to the rear, coved ceiling, radiator and a double recessed mirror fronted wardrobe cupboard with hanging rail and storage shelving.



Bedroom 4

3.05m (10'0") x 2.54m (8'4") (plus door recess)

With a double glazed window to the front, coved ceiling, radiator and a pair of double doors to a recessed wardrobe area.



Bathroom

3.07m (10'1") x 1.85m (6'1")

With suite comprising shower end bath with mixer tap and curved screen door, low level wc and vanity wash basin with cupboards below, fitted surfaces and having a mirror over. Part tiled walls, ceramic floor tiles, double glazed window and radiator.

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OUTSIDE:

Approached off Millway and set at the rear of the property there is a double width driveway which runs to the DETACHED DOUBLE GARAGE BLOCK (18' x 17'6) with twin up and over doors to the front, electric light and power points with storage over. COVERED STORE/WORKSHOP (7' x 10').

At the front of the property there is a lawn garden area with a pathway which runs around the property and an arc of chippings interspersed with established shrubs and trees. Growing against the property there is a Wisteria. The rear garden is a particular attribute and enjoys a fine south westerly aspect and is part enclosed by a high brick wall with evergreen hedging over. There is a courtyard patio area and raised border. The patio continues across the rear of the property and under a pergola from the dining room. There are deep well stocked shrub and bulb borders together with roses and a mature tree.



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, gas, water and drainage services are connected to the property. 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.

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VIEWING

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

DIRECTIONAL NOTE

From the City of Hereford proceed up and over Aylestone Hill, in a north easterly direction and on the outskirts of the city continue over the roundabout, towards Sutton St Nicholas. After about 2.4 miles in Sutton turn right at the public house and continue to and turn right into Millway. Continue along Millway and Millway House will be identified on the right hand side.

FOR FURTHER INFORMATION

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

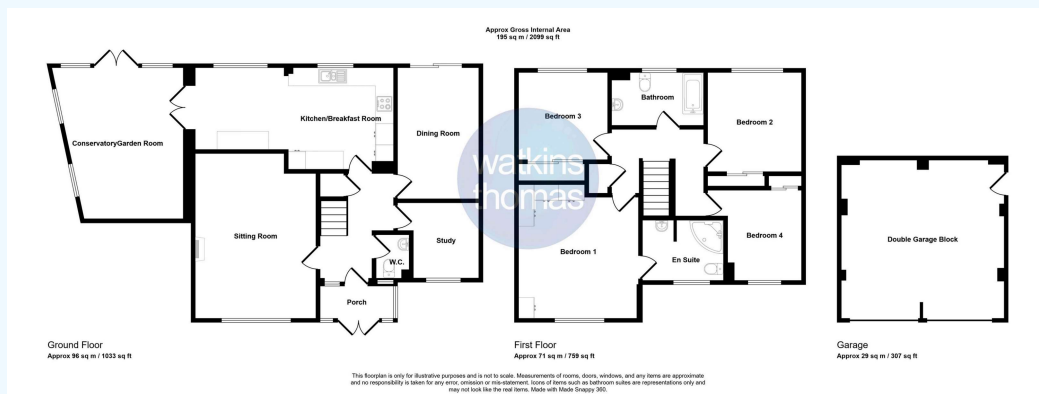
27th August 2025
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ENERGY PERFORMANCE CERTIFICATE

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.

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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