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Tara, Kings Acre Road, Hereford, HR4 0SG

'An exceptional detached residence which offers an extensive level of very well proportioned accommodation, located west of central Hereford, in the Kings Acre district'

£450,000 (Freehold)

Tara, Kings Acre Road, Hereford, HR4 0SG

LOCATION

Tara is located towards the outskirts of the City of Hereford on south side of Kings Acre Road and about a mile west of Whitecross roundabout and two miles west of central Hereford. In the locality there are amenities including country walks, a bus service and schools together with other facilities and amenities. 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

Tara is an individual residence which offers extensive ground floor accommodation with two additional double bedrooms on the first floor. Centrally heated and double glazed and of exceptional proportions, this unique residence, with some exposed floor boards, comprises two hall areas, a kitchen/breakfast room, large sitting room, dining room/potential fifth bedroom together with two ground floor bedrooms, one of which is a master suite and a bathroom. There is an enclosed gated garden area at the front which also has a driveway and garage and at the rear there is a south facing garden with decked entertaining area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Spacious Reception Hall

3.91m (12'10") x 1.83m (6')

With recess and opening to inner hall. Stairway off, exposed floor boards, dado rail and radiator. With doors to the family/breakfast kitchen and utility room.

Inner Hall

5.11m (16'9") x 2.18m (7'2")

With dado rail and having pairs of doors to two deep recessed cupboards and doors to the bathroom, the three ground floor bedrooms and a further cupboard with fitted shelves.

The Family Living Room

6.15m (20'2") x 4.04m (13'3")

With a double glazed window to the rear, double glazed sliding patio door to the rear, fire surround with marble inset and hearth and living flame gas fire. Dado rail and radiator.



The Family Kitchen/Breakfast Room

4.39m (14'5") x 3.96m (13')

With a double glazed window to the front and having fitted base cupboard and drawer units to three walls with fitted upstands and eye level cabinets. Single drainer sink unit with mixer tap, recess with plumbing for washing machine, recess for further appliances and with a double eye level gas oven together with gas hob with cooker hood over. Exposed floor boards and sunken ceiling lights.



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Utility Room

2.54m (8'4") x 2.08m (6'10")

With fitted base cupboards with single drainer sink unit over and recesses for appliances with plumbing for washing machine. Two double eye level cupboards, two double glazed windows to the side, door to side and floor mounted boiler which provides central heating and domestic hot water.



The Master Bedroom Suite

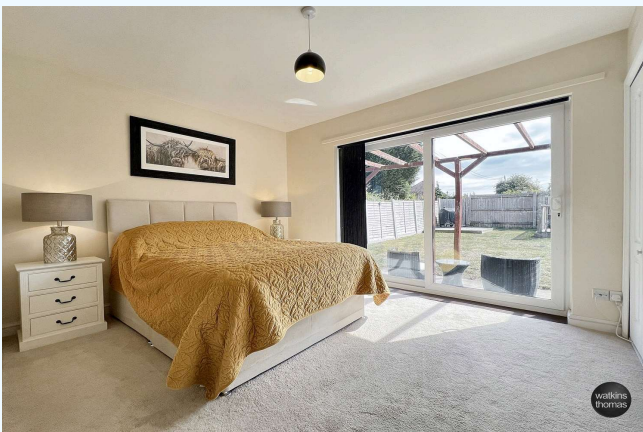
4.95m (16'3") x 4.27m (14')

With double glazed sliding patio door opening to and overlooking the rear garden, radiator and with two double sets of wardrobe cupboards with hanging rail and storage shelving and with a door to:

En-Suite Shower Room

1.96m (6'5") x 1.91m (6'3")

With corner shower cubicle having tiled walls and curved screen doors together with electric shower unit, low level wc and pedestal wash basin. Double glazed window to the side, radiator and tiled floor.



Bedroom 5/Dining Room

3.96m (13'0") x 3.45m (11'4")

With a double glazed window to the rear and radiator.

Bedroom 2

3.84m (12'7") x 3m (9'10") (plus door recess)

With a double glazed window to the front, radiator, door to wardrobe cupboard with hanging rail and with a door to:



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En-Suite Shower Room

3.25m (10'8") x 1.52m (5')

With white suite comprising shower cubicle with brick effect tiled walls and an electric shower unit. Low level wc and pedestal corner wash basin with tiled courses over. Double glazed window, extractor unit, radiator and ceramic tiled floor.

Family Bathroom

2.24m (7'4") x 2.21m (7'3")

With white suite comprising bath with electric shower over, quilted effect tiled walls, screen and with a low level wc, pedestal wash basin with tiled courses over and bidet. Extractor unit, radiator and ceramic floor tiles.



ON THE FIRST FLOOR:

Landing

2.31m (7'7") x 1.7m (5'7")

With doors to bedroom 4 and:

Bedroom 3

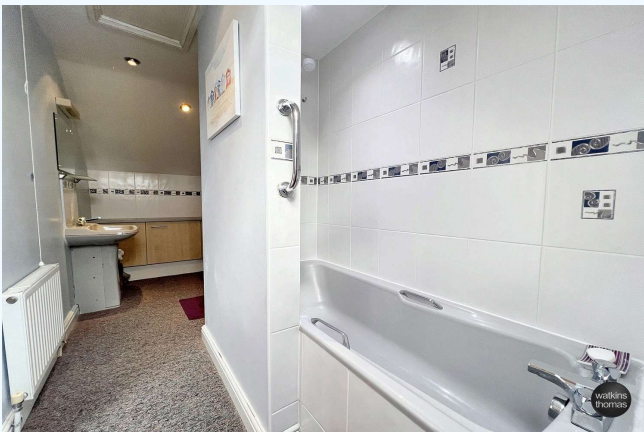
4.45m (14'7") x 3.71m (12'2") (15'6")

With a velux type window, eaves storage cupboards, radiator and having a door to:

En-Suite Bathroom

4.47m (14'8") x 1.6m (5'3")

Bath with tiled surrounds and electric shower over, low level wc, pedestal wash basin and bidet. Extractor vent, velux type roof light, fitted cupboards and radiator.



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Bedroom 4

4.5m (14'9) x 4.42m (14'6) (widening to 16'7)

With a velux type roof light, radiator and eaves storage cupboards.



OUTSIDE:

A pair of decorative iron gates open to a pebble driveway and parking area which leads to the ATTACHED GARAGE (17'4 x 11'3) with up and over door to the front and having a high ceiling of approximately 9'3 thus giving good volume of space for storage purposes. At the front of the property there are shaped lawn garden areas with specimen trees and the front boundary is marked by a brick wall. Access to the rear can be achieved at either side of the residence with gateways leading to the rear garden which enjoys a south westerly aspect. Immediately to the rear of the property is a pergola, there are decked entertaining areas and the rear garden is approximately 51' wide by approximately 40' long.



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COUNCIL TAX BAND F

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.

VIEWING

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

DIRECTIONAL NOTE

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.

22nd August 2025

ID41362

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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 D. 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		77 C
55-68	D	62 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.

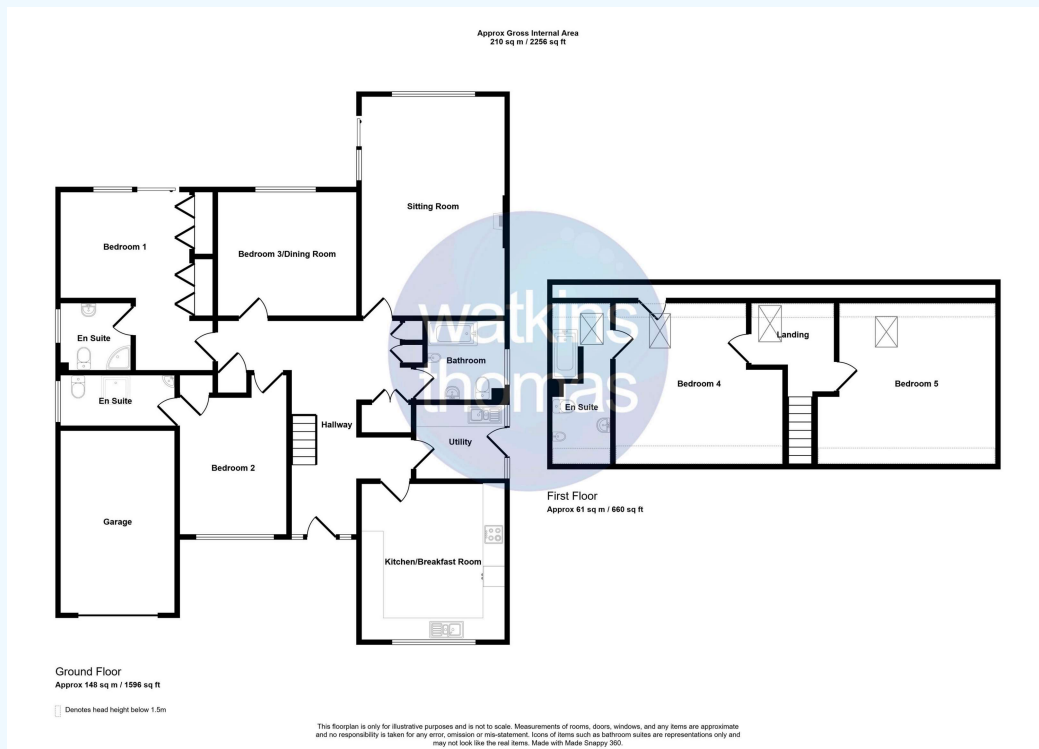
For properties in England and Wales:

- 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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