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Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

'Located to the east of Hereford between the City, Ledbury and Worcester a large, detached modern house set in a generous plot and provided with central heating and double glazing. The accommodation includes five bedrooms together with integral annex accommodation'

£625,000 (Freehold)

Residential Sales and Lettings

Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

LOCATION

The property is set about eight miles north east of the Cathedral City of Hereford in Newtown/Lower Eggleton. Neighbouring centres and villages offer facilities and amenities, there is a garage nearby, Hereford, Ledbury and Worcester combined offer a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. The M50 spur is located just beyond Ledbury offering ideal access to the M5 and motorway networks.

DESCRIPTION

Ashbourne House is set behind its own deep front garden and comprises a substantial, individually designed residence which offers an extensive level of centrally heated and double glazed accommodation. The principal house has five bedrooms (two of which are en-suite) and there is annex accommodation created on the ground floor level. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.78m (5'10) x 1.85m (6'1)

Approached through a single glazed door with adjacent single glazed windows, coved ceiling, tiled floor and with a door with glazed upper panels and adjacent double glazed windows to:

The Spacious Reception Hall

4.65m (15'3) x 4.14m (13'7) (maximum - plus recesses)

With a stairway rising to the first floor, coved ceiling, dado rail, two radiators and with an under-stair cupboard. Door with bevelled glass panels to the sitting room, study and kitchen. Further doors then open to the utility/boiler room and the:

Cloakroom

1.73m (5'8) x 1.68m (5'6)

With low level wc and vanity wash basin, coved ceiling, tiled surrounds, double glazed window, radiator and ceramic floor tiles.



Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

The Sitting Room

5.92m (19'5) x 4.09m (13'5)

With a double glazed bow window to the rear, double glazed French doors with adjacent double glazed windows to the patio and with coved ceiling, dado rail, radiator and decorative stone fire surround with tiled hearth and Villager wood burning stove.



The Dining Room/Study

4.06m (13'4) x 2.84m (9'4)

With a double glazed window to the front, coved ceiling and radiator.



The Kitchen/Breakfast Room

6.5m (21'4) x 3.78m (12'5)

With two double glazed windows to the front, double glazed French doors with adjacent double glazed windows to the side courtyard patio area and having coving to ceiling, sunken ceiling lights, ceramic floor tiles and fitted wood grain effect fronted base cupboard and drawer units with Quartz working surface over with upstand and tiled surrounds together with eye level cabinets. 1½ bowl sink unit with drainer and flexible head mixer tap, plumbing for dishwasher and recess for range style cooker with hood over. Two radiators.

Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ



Utility/Boiler Room

3.48m (11'5) x 3.51m (11'6)

With a double glazed window to the rear and having fitted base cupboards with working surfaces over, tall storage cupboard and eye level cabinets. Single drainer sink unit with mixer tap, recess with plumbing for washing machine and floor mounted boiler providing central heating and domestic hot water. Ceramic floor tiles, glazed panel door to ANNEX.

Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

ON THE FIRST FLOOR:

Spacious Landing

4.8m (15'9) (maximum) x 7.92m (26') (maximum)

With coved ceiling, radiator, double glazed window to the front, door to cupboard with pressurized hot water cylinder. Doors then open to:



Bedroom 1

4.37m (14'4) x 3.76m (12'4)

With double glazed windows to two aspects including a deep bow window area, coving to ceiling, radiator, recess with fitted shelves, double and single wardrobe cupboards with hanging rails and storage shelving and having an arched opening to a:



Lobby

1.3m (4'3) x .84m (2'9)

From which a door opens to:

The En-Suite Shower Room

2.29m (7'6) x 1.75m (5'9)

With corner shower cubicle with thermostatically controlled shower unit, low level wc and vanity wash basin with mixer tap. Part tiled surrounds, double glazed window, coved ceiling and radiator.

Bedroom 2

5.61m (18'5) x 4.22m (13'10)

With a double glazed window to the front, three double and a single wardrobe cupboard with centre doors being mirror fronted, fitted shelving and numerous sets of drawer units. Radiator, coving to ceiling and with an arched opening to:



Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

The Dressing Room

2.29m (7'6) x 2.24m (7'4)

With a velux type roof light, light units, radiator and dressing area with surfaces over. Door to:

The En-Suite Bathroom

3.2m (10'6) x 2.21m (7'3)

With bath having feet and a shower spray attachment to taps, vanity wash basin with cupboards below together with low level wc. Velux type roof light, sunken ceiling lights, wall light points, part tiled surrounds, radiator with cover and ceramic floor tiles.



Bedroom 3

4.62m (15'2) x 3.35m (11')

With double glazed windows to two aspects enjoying the view to the rear. Coved ceiling, radiator and along one wall there are a pair of doors and two single doors to a recessed wardrobe area which is provided with hanging rail and storage shelving.

Bedroom 4

3.45m (11'4) x 3.18m (10'5)

With a double glazed window overlooking the rear and view beyond. Radiator and double and single doors to wardrobe area provided with hanging rail and storage shelving.



Bedroom 5

3.43m (11'3) x 2.08m (6'10)

With a double glazed window to the front and a radiator.

Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

Shower Room

2.95m (9'8) x 2.36m (7'9)

Recently fitted and with suite comprising a 5'3 x 2'10 shower tray with thermostatically controlled twin headed shower unit over, built-in wash basin with mixer tap and low level wc. Part tiled walls, coved ceiling, feature floor tiles and radiator.



THE ANNEX ON THE GROUND FLOOR

The Living Room

5m (16'5) x 3.05m (10'0)

Approached through a double glazed door from the front with adjacent double glazed window. Modern electric radiator, door to rear hall and with a door to:



The Bedroom

5.89m (19'4) x 2.49m (8'2)

With a double glazed window to the front and modern electric radiator.



Rear Lobby

2.82m (9'3) x 1.02m (3'4)

With a door to the rear, electric heater, shelving and having doors to the shower room and:

Ashbourne House, Lower Eggleton, Herefordshire, HR8 2TZ

The Kitchen

2.67m (8'9) x 1.93m (6'4)

With a double glazed window to the rear and fitted base cupboards with working surface over, wooden upstands, tiled surrounds and eye level cabinets. single drainer sink unit with mixer tap, recess with plumbing for dishwasher, recess for fridge and recess for oven. Ceramic floor tiles and door to the utility room of the principal house.



The Shower Room

2.77m (9'1) x 1.68m (5'6)

Thermostatically controlled shower unit with twin shower head and curved screen door, low level wc and pedestal wash basin. Part tiled walls, extractor unit, double glazed window and electric radiator.

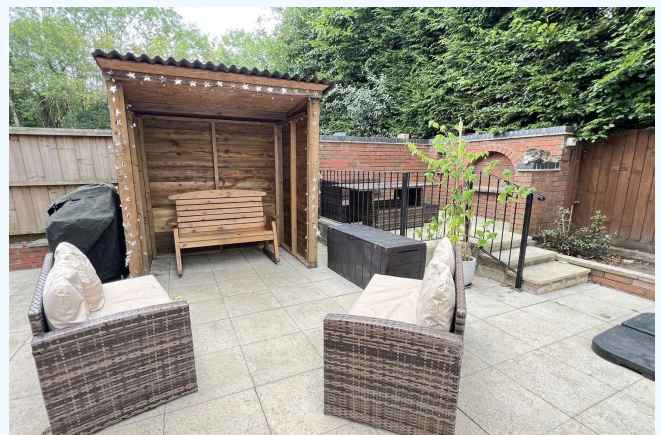


OUTSIDE:

The property is approached over a splayed driveway and is entered through a pair of wrought iron gates set off brick pillars. At the front of the property there is an extensive tarmac car parking and turning area with a pair of gates open to the rear. The hard standing and parking areas are flanked by an expanse of lawn. At the side of the property there is an iron gate which opens to a wide patio area which is approximately 21' by 40' which is paved, has a raised entertaining area and a border planted with established shrubs.

Along the rear of the residence there is a wide paving stone patio area and a planted trough beyond which there is a lawned garden. The gardens are enclosed by close-board fencing. The rear garden is approximately 55' deep. To the right hand side of the residence there is a concrete driveway which leads to the WORKSHOP (27' x 11'7) with electric light and power points. GARDEN STORE/WORKSHOP (14' x 10'9) with electric light and power points. There is also a LOG STORE and oil storage tank.

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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 and water services are connected to the property. Drainage is to a private system. The central heating is oil fired. 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 Hereford proceed north east on the A4103 and on reaching Newtown the property will be identified on the left hand side by the agents for sale board after approximately 8 miles.

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.

1st September 2025

ID41315

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.