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### 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX

*Situated to the south of Hereford city in the popular village location of Much Dewchurch, a well presented four bedroom detached family home with oil central heating, fully owned solar panels, double glazing, detached garage and enclosed garden.*

**£480,000 (Freehold)**

**Residential Sales**

# 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX

## LOCATION

The property is located to the south of Hereford city in the popular village location of Much Dewchurch. In the village is a local pub, Church and popular primary school with Hereford located a short distance away with a wide range of facilities, including shopping and leisure facilities, together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented four bedroom detached family home with solar panels, oil central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen/breakfast room, utility, cloakroom, first floor landing with access to four bedrooms, bathroom and shower room. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leading to the;

#### Entrance Porch

With front and side aspect double glazed windows, laminated flooring and glazed door to the;

#### Entrance Hall

With front aspect double glazed window, panelled radiator, laminated flooring, smoke alarm, cloak cupboard with two entrance doors, cupboard housing the oil central heating boiler, stairs to first floor and door to the;

#### Living Room (21'8 x 13')

With front aspect double glazed window, two panelled radiators, television point, multi fuel stove with brick surround, coved ceiling, double doors to the kitchen/breakfast room and arch to the;



#### Dining Room

3.66m (12') x 3.71m (12')

With rear and side aspect double glazed windows, coved ceiling, wall mounted electric heater, three wall lights and double glazed patio door to the;



#### Conservatory

3.43m (11'3) (maximum) - to the window x 3.38m (11'1)

Of UPVC construction with two electric heaters, tiled flooring and twin double glazed doors to the rear garden.

### 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX



#### Kitchen/Breakfast Room

6.07m (19'11) x 4.11m (13'6) (maximum) - narrowing to 9' 1

L shaped room with rear aspect double glazed window, a range of units comprising one and a half ceramic sink drainer with work surface, tiled splashback, base units under and matching wall units. Space for dishwasher, integrated electric double oven, electric induction hob with cooker hood over and remote controlled plinth heater below, panelled radiator, tiled flooring, dresser unit to dining area and rear aspect double glazed door and window to the rear garden.



#### Utility

1.78m (5'10) x 1.45m (4'9)

With plumbing and space for washing machine, wall unit, panelled radiator and tiled flooring.

Cloakroom (5'10 (1.78m x 4'7 (1.4)

With side aspect double glazed window, low flush WC, vanity wash hand basin, panelled radiator, partially tiled wall surround, extractor fan and tiled flooring.



## 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX

### ON THE FIRST FLOOR:

#### Landing

With front aspect double glazed window, access hatch to loft space, airing cupboard with hot water tank and shelving, smoke alarm, doors to bedrooms, bathroom and shower room.

#### Bedroom 1

4.39m (14'5) x 3.35m (11') (plus door recess)

With rear aspect double glazed window, a range of built in wardrobes with cupboards over the bed and panelled radiator.

#### Bedroom 2

3.61m (11'10) x 3.43m (11'3)

With rear aspect double glazed window and panelled radiator.

#### Bedroom 3

3.96m (13') x 2.06m (6'9)

With front aspect double glazed window and panelled radiator.



## 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX

### Bedroom 4

3m (9'10) x 2.01m (6'7) (plus door recess)

With rear aspect double glazed window and panelled radiator.

### Shower Room

2.39m (7'10) x 1.98m (6'6)

With side aspect double glazed window, double shower cubicle with thermostatically controlled shower, low flush WC, vanity wash hand basin, heated towel rail, fully tiled wall surround, extractor fan, inset spotlights and tiled flooring.

### Bathroom

2.01m (6'7) x 1.93m (6'4)

With front aspect double glazed window, suite comprising panel enclosed jacuzzi bath, feature wash hand basin, low flush WC, heated towel rail, fully tiled wall surround, extractor fan, shaver point and inset spotlights.



### OUTSIDE:

To the front of the property is a block paved driveway offering parking for a number of vehicles and giving access to the garage and front door. There is a lawned garden with various shrub and tree borders and side access gate gives access to the rear garden and double gates giving access to a further parking area for a caravan, with electrical hook up.

### Garage

5.84m (19'2) (maximum) x 5.03m (16'6) (maximum)

Irregular shaped with up and over door, power and lighting. Please note that a portion of the garage has been sectioned off for a small utility area with stainless steel sink drainer unit and base units under with side aspect door giving access to the rear garden.

### Garden

To the immediate rear of the property is a lawned garden with shrub borders and access to a substantial covered log store at the rear of the garage measuring 16' 5 x 15' 9 where the oil tank is located and is currently used as a storage area. The rear garden continues past the conservatory where there is an expanse of lawn and the garden is enclosed by hedging and fencing to provide a degree of privacy.



## 3 Copper Beeches Close, Much Dewchurch, Herefordshire, HR2 8DX

### 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, 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](tel:01432272280) .

### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road. Continue to the roundabout and proceed straight over, continuing up The Callow. When reaching the top of The Callow, turn right signposted Wormelow. Continue into the village of Wormelow and take the first right hand turn signposted Much Dewchurch. Continue into the village of Much Dewchurch and turn right into Copper Beeches where the property is located directly in front of you as indicated by the board.

### Estate Agent's Note

The property has the benefit of solar panels which are owned by the current vendor. Please ask a member of staff for further information.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . 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).

**27th March 2026**

ID42484

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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		70 C
55-68	D	65 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.

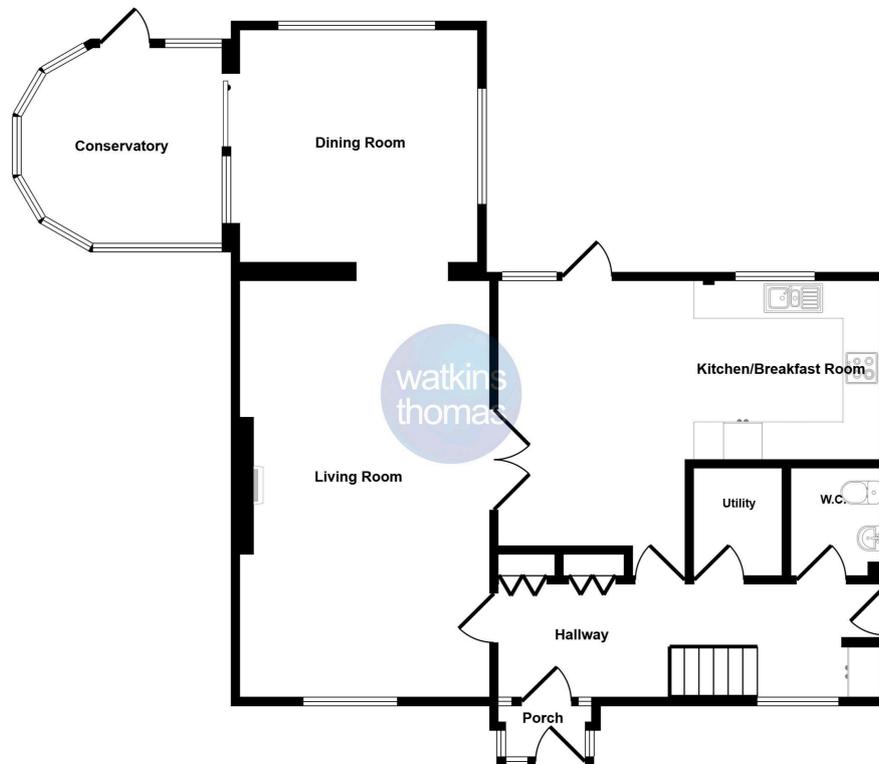
For properties in England and Wales:

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

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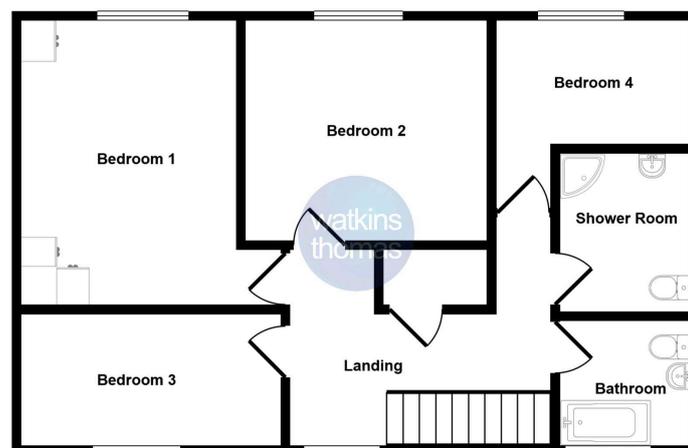
### FLOOR PLAN

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 95 sq m / 1019 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 68 sq m / 727 sq ft

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purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.