



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

Situated in Didley to the south west of the Cathedral City of Hereford an appealing, period, detached house which is in need of an extension schedule of refitting and upgrading works. The property is set in extensive gardens which extend to around 3/4 of an acre.

£330,000 (Freehold)

Residential Sales

The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

LOCATION

The property is situated in a hamlet close to Wormbridge and to the south west of the City of Hereford (A465 Hereford to Abergavenny Road). Neighbouring villages offer a range of facilities and amenities. Hereford to the north and Abergavenny to the south, combined offer a wide range of shopping, leisure and recreational facilities, together with educational establishments, bus and railway stations.

DESCRIPTION

The subject property is a three bedroom detached residence in need of modernisation throughout with detached garage block and gardens extending to around 3/4 of an acre. The accommodation comprises entrance porch, entrance hall, inner lobby, sitting room, dining room, scullery, pantry, lobby, kitchen, shower room, first floor landing with three bedrooms and separate WC. The site offers scope for potential re-development subject to the obtaining of the necessary Local Authority consents. Any development will be subject to an overage payment. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.3m (4'3) x 1.24m (4'1)

Approached through a double glazed door, double glazed window to the side, radiator and tiled floor. Door with etched glass upper panels to;

Reception Hall

2.36m (7'9) x 2.16m (7'1)

With a return stairway off and having a double glazed window, feature tiled floor, radiator and door to sitting room and opening to;



Inner Lobby

1.22m (4') x 1.19m (3'11)

With a continuation of the tiled floor, approached through a decorative arch and with a door to the;

Sitting Room

3.99m (13'1) x 3.89m (12'9)

With window to the side, radiator and tiled fire surround. Wooden floorboards. A 4' 10 wide opening then leads through to the;



The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

Dining Room

3.76m (12'4) x 3.66m (12')

With window to the front garden, sash window to the kitchen area and fire surround. Radiator and with a door to;



Scullery

2.59m (8'6) x 2.51m (8'3)

With a window to the rear, period cupboards, radiator, quarry tiled floor and door to;



Pantry

With window and tiled floor. Door to;

Lobby

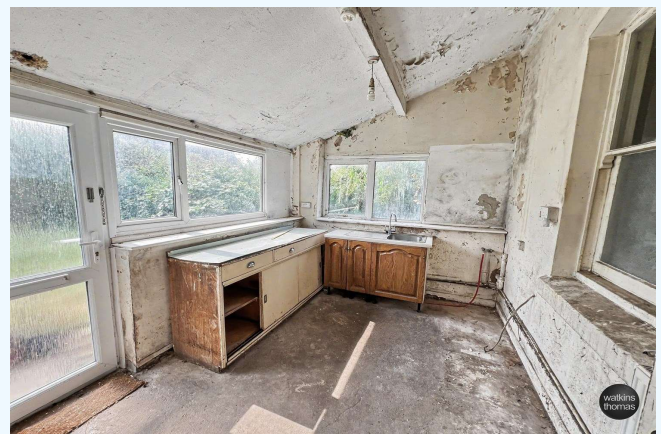
1.02m (3'4) x .91m (3')

With a door to the shower room and door to;

Kitchen

3.68m (12'1) x 2.69m (8'10)

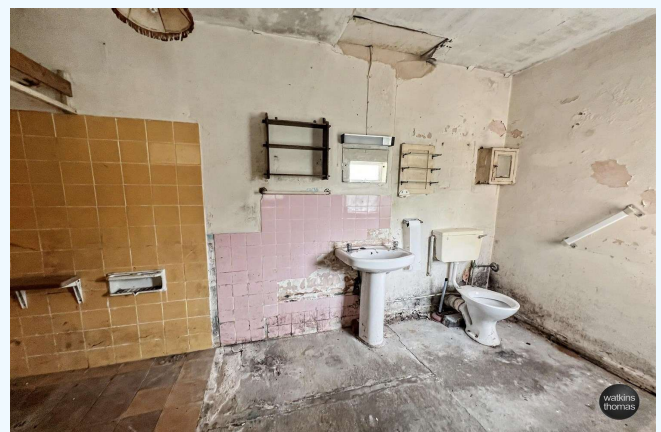
With windows to two aspects, doors to outside and sink unit. Radiator.



Shower Room

3.89m (12'9) x 2.67m (8'9)

With window and suite comprising WC, pedestal wash basin and walk in shower area. Radiator and door to airing cupboard with insulated hot water cylinder.



The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

ON THE FIRST FLOOR:

Landing

With windows to two aspects, access hatch to loft space and with doors to;



Bedroom 1

3.99m (13'1) x 3.86m (12'8)

With window to the garden and period fire surround.



Bedroom 2

3.78m (12'5) x 3.23m (10'7)

With a window to the garden, period fire surround and tiled hearth.



The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

Bedroom 3

3.05m (10') x 2.57m (8'5)

With a window to the garden and period fire surround.



Separate WC

1.19m (3'11) x 1.14m (3'9)

With low level WC and wall hung wash basin. Window.

OUTSIDE:

A driveway between concrete pillars leads to the rear car parking and turning area, off which there is a GARAGE (23' 10 by 15' 11) of block construction with a corrugated iron roof over. The principal garden runs away from the property and extends to about 3/4 of an acre and is currently in an overgrown state, featuring a wide variety of mature trees, including fruit trees.



AGENTS NOTE

The property will be sold subject to an overage clause (contact the agent for details).

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 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

From central Hereford, proceed over Greyfriars Bridge and, at the roundabout, take the second exit towards Abergavenny aka Belmont Road A465. Continue for a mile to the outskirts of the city and then continue over in the direction of Abergavenny (A465) and continue for five miles into Didley, where the property will be denoted on the left hand side by the agent's for sale board.

The Oaklands, Didley, Wormbridge, Herefordshire, HR2 9DA

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.

25th September 2026

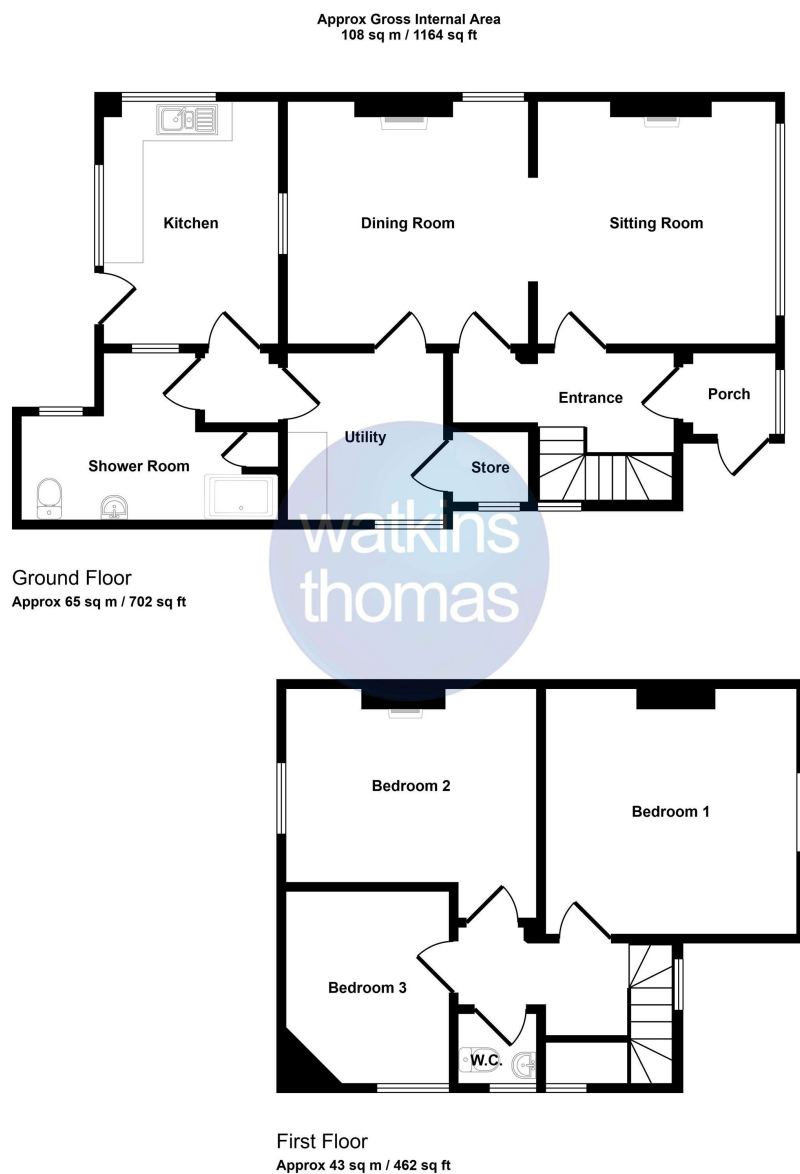
ID42072

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.



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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending 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.