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7 Court Close, Little Dewchurch, Herefordshire, HR2 6PT

Located in a cul de sac, in a rural south Herefordshire village, which has a range of amenities, a four bedroom link detached house with accommodation arranged over split levels, all provided with central heating and double glazing. Driveway to garage, garden areas and conservatory.

£350,000 (Freehold)

Residential Sales

7 Court Close, Little Dewchurch, Herefordshire, HR2 6PT

LOCATION

7 Court Close occupies a position in an established residential cul de sac, which lies on the edge of the village of Little Dewchurch, which is set about seven miles south of the city of Hereford and to the north of Ross on Wye. Little Dewchurch is set in glorious South Herefordshire countryside and has a village hall, public house and Church, together with a well regarded primary school. Neighbouring villages offer a fuller range of amenities with Hereford, Ross on Wye and Monmouth combined, all being within travelling distance and offering a wide range of shopping, leisure and recreational facilities together with educational establishments.

DESCRIPTION

7 Court Close offers an extensive level of accommodation, which is arranged over four distinct split levels and it comprises reception hall with cloakroom off and kitchen and dining room on the same level. Steps lead down to the sitting room and the bedroom accommodation is arranged over two upper levels. The property is centrally heated and double glazed and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

2.03m (6'8) x 1.09m (3'7)

Enclosed side porch approached through a composite double glazed door with decorative leaded glass lights, double glazed window to the rear, composite door to garage and multi panel glazed door to;

Entrance Hall

3.96m (13') x .97m (3'2)

With a flight of steps to the lower ground floor living room, a flight of steps up to the first level of bedroom accommodation and off this entrance mezzanine level there is a dining room, fitted kitchen and;

Cloakroom

2.03m (6'8) x 1.07m (3'6)

With suite comprising low level WC and wall hung wash basin with tiled courses over. Double glazed window and radiator.



Dining Room

2.95m (9'8) x 2.67m (8'9)

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



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Kitchen

2.92m (9'7) x 2.67m (8'9)

With a double glazed window to the front with vertical blind and fitted solid wood fronted base cupboard and drawer units with working surface over, tiled surrounds and matching eye level cabinets, including a glass fronted unit and display end. Serving hatch to dining room, double drainer stainless steel sink unit with mixer tap, recess for fridge, recess for cooker, further appliance recess, tiled floor, radiator and with a door to;



Utility Room

2.21m (7'3) x 1.93m (6'4)

With a double glazed door to the side porch, plumbing for washing machine, continuation of tiled floor, fitted base cupboards with tiled surround and double eye level cabinet.



ON THE LOWER GROUND FLOOR:

Sitting Room

6.1m (20') x 4.04m (13'3)

With double glazed windows to each side, coving, wall light points, recess with fitted shelves, gas fire with back boiler providing central heating and domestic hot water on tiled hearth and with a casement door with adjacent deep window to;



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Conservatory

2.62m (8'7") x 1.7m (5'7")

With double glazed elevations off a brick base with triplex roof over and a sliding double glazed patio door at the side. Wall light point.



ON THE FIRST FLOOR:

Landing

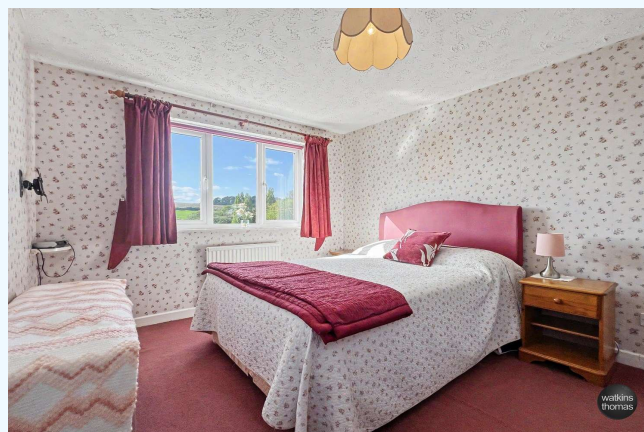
1.83m (6') x .76m (2'6")

With a door to the upper level and doors to bedrooms 1, 2, the bathroom and airing cupboard with insulated hot water cylinder.

Bedroom 1

2.95m (9'8") x 3.3m (10'10") (13' 7" into a recess)

There is a double glazed window to the rear, which overlooks some rooftops to tree-lined countryside with woods in the far distance, radiator and with alcove with a vanity wash basin with tiled surrounds and cupboards below.



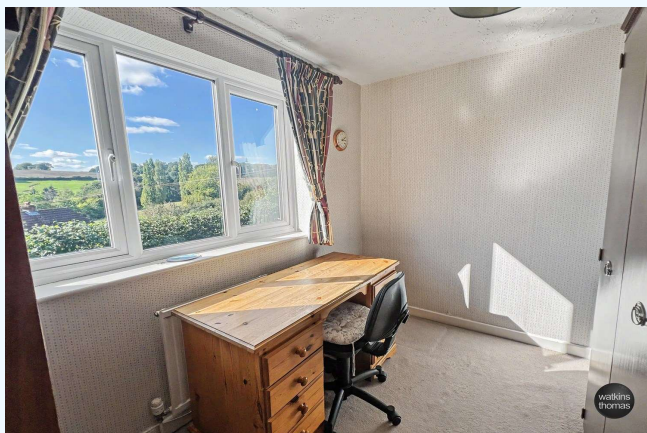
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Bedroom 2

2.97m (9'9) x 2.26m (7'5)

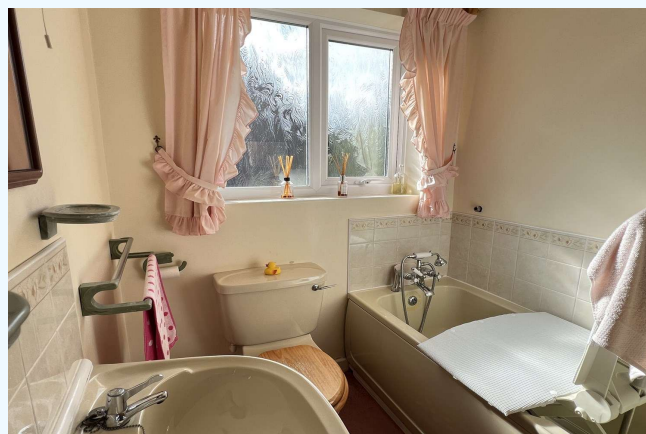
With a double glazed window again enjoying the view at the rear. Door recess. Radiator.



Bathroom

2.03m (6'8) x 1.75m (5'9)

With suite comprising bath with tiled surround, low level WC and pedestal wash basin with tiled course over. Double glazed window and radiator.



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ON THE UPPER FLOOR:

Bedroom 3

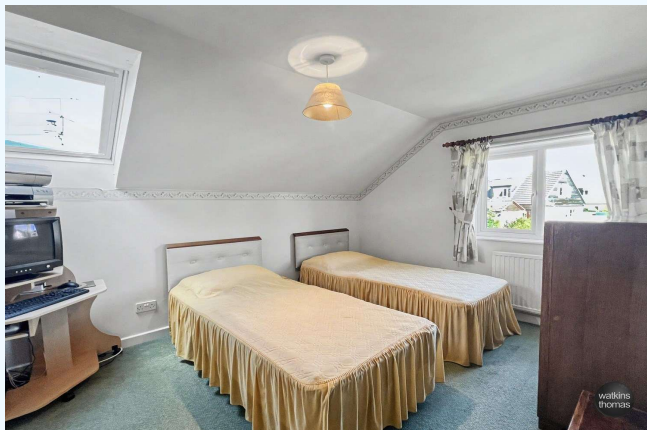
3.73m (12'3) x 3.89m (12'9)

With a double glazed window with a view up the close, radiator, velux roof light, door to over stair cupboard with hanging rail and door to;

Ensuite Shower Room

1.93m (6'4) x 1.17m (3'10)

With suite comprising shower cubicle with tiled shower cubicle and an electric shower unit. Pedestal wash basin with tiled course over and velux type rooflight.



Bedroom 4

4.98m (16'4) x 2.01m (6'7) (widening to 9' 8)

This bedroom is L-shaped in plan and has a double glazed window overlooking the close, velux roof light, radiator and door to attic storage space.



OUTSIDE:

Driveway & Garage

The property has the benefit of a tarmac driveway, which leads to the DETACHED GARAGE (17' 2 by 8' 2) which has an up and over door to the front, personnel door to the side porch and with a double glazed window to the rear.

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Gardens

At the front of the property there is an established garden area, which is lawned and has a fuchsia, cherry blossom tree and planted borders and a pathway edged by a lawn continues along the side of the property to a side porch (4' 5 by 2' 10) with tiled floor. The width of lawn continues along the side of the property and features numerous shrubs and a paving stone pathway leads down to the rear garden. The rear garden enjoys a sunny westerly aspect and within the garden area there are a yucca and pine, together with other specimen trees and shrubs and a POTTING SHED.



COUNCIL TAX BAND D

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.

Agents Note

It is understood that a charge of approximately £20 pcm is made to a residents' association for the upkeep of the estate road and other facilities that serve the property.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a shared private system but Welsh Water provide sewerage facilities. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings have 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 the city of Hereford, proceed initially south on the A49, turn left at the traffic lights and enter Holme Lacy Road. At the mini roundabout, take the third exit into Hoarwithy Road and continue through countryside for approximately six miles. On entering Little Dewchurch, take the right hand turn and continue past the school and community hall towards the Church. Take the right hand turn into Court Close, bear left and Number 7 will be identified by the agent's for sale board.

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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.

7th October 2026
ID43639

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 F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	22 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.

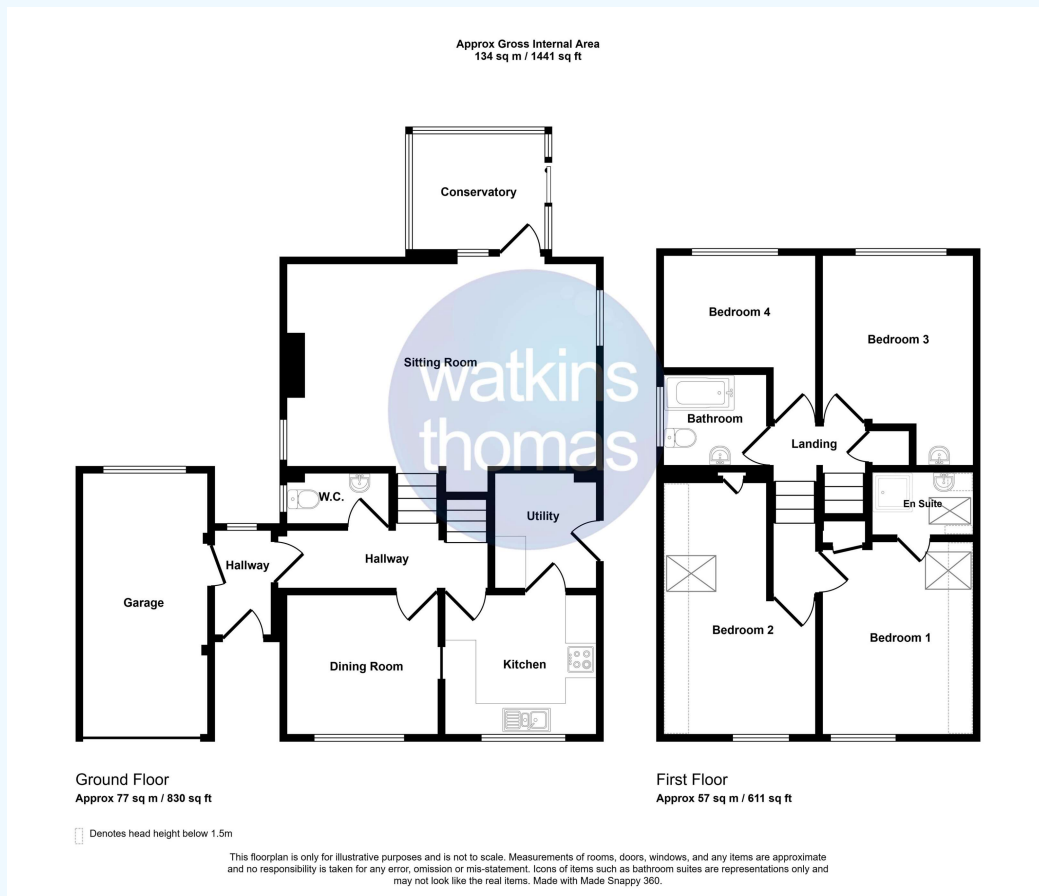
For properties in England and Wales:

- 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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