

# HAWTHORN COTTAGE

£650,000



“A stylish, spacious, versatile home”

Edwyn Ralph, Herefordshire

Hawthorn Cottage is the final property to be marketed in this select development of three beautifully presented homes in the hamlet of Edwyn Ralph. This superb, four-bedroomed home is spacious, light and airy and with a highly versatile layout making it a great fit for modern living.

- New build with character features
- Spacious, light and airy
- Ample parking
- Versatile layout
- Double garage
- Great views



Approached via a wooden gate, this attractive property gives a grand first impression, set within an ample, private, gravelled driveway and with a detached double garage to the side.

Once inside, the high-quality finish and attention to detail are clear to see, wooden floors, stairs, banisters and doors run throughout the home, and the addition of oak beams create a warm sense of country-style living.

The generous entrance area seamlessly connects to the dining space: a perfect spot to enjoy a family meal with bi-fold doors offering fabulous, uninterrupted views across the garden to the countryside beyond. This open-plan space connects to the large, well-appointed, stylish kitchen, with an array of cupboards, ample countertop space and waist-height ovens. A doorway leads through to a large utility room with outside access.

The large sitting room lies to the other side of the property and features an attractive brick fireplace with a timber mantle.

A downstairs toilet/ shower room and a separate study complete the downstairs accommodation.

Upstairs, a generous landing connects the four double bedrooms and family bathroom - the master bedroom also benefitting from a large en suite with shower and bath.

**Outside:** There is ample parking to the front of the property as well as a detached, double garage with side access. To the rear there is a large sun terrace patio area: the perfect spot for drinks and a barbeque – or just to enjoy the great view. The rear garden is laid to lawn: a blank canvass for the green-fingered!







**Area:** Edwyn Ralph is a small village in Herefordshire with a church and also home to the interesting Ralph Court Gardens. The village is within easy reach of the town of Bromyard, which has all the local shops and amenities you would expect. Edwyn Ralph is also close to the beauty spots of Bringsty Common and Bromyard Downs as well as the National Trust property: Brockhampton Estate.

**Directions:** When approaching Edwyn Ralph from Bromyard the properties can be seen on the right hand side as you enter the village, identifiable with a Magi Alexander sale board.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Heating:	LPG, underfloor heating and radiators
Service charges:	Nil
Covenants:	None known
Broadband:	Yes (Source: BT)

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

