

2 WALLED GARDEN

£600,000



“An exceptional new property with breathtaking views”

Bodenham, Herefordshire

This impressive new build sits in a remarkable, picturesque setting overlooking Bodenham Lakes and is the last remaining property in a select development of three homes. With large-scale accommodation, an open-plan layout, spectacular views and rural walks from your door, this property offers everything you could want for modern, countryside living.

- Stunning design and build
- Desirable village
- Approx 2,500sq ft
- Large balconies
- Superb views over open countryside and lake
- Open plan layout
- Double garage
- Opportunity to add personal finish



Number 2 Walled Garden has an undeniable Grand Design-style feel, from the high-quality building materials to the generous, open-plan internal layout. The sense of scale when walking through the property is impressive and the views across open fields to the lakes and countryside beyond are truly breathtaking.

The property is set over three floors: the front entrance is on the ground floor and leads into the lower hallway, which has a convenient cloakroom and stairs leading to the first floor living accommodation. The centrepiece of the home is the open-plan kitchen/ dining/ seating area and viewing gallery: this interconnected space benefits from floor to ceiling glazing on the southern elevation to capture those incredible views. Bi-fold doors open out to a large balcony area: the perfect spot for entertaining friends and family whilst soaking up the vistas. A large study, WC and utility area sits to the rear of the property. Upstairs, there are four large, double bedrooms - two have walk-in dressing rooms and attendant en suites. There is a further open-air, balcony seating area accessed from the master bedroom: a lofty position to enjoy the surrounding landscape. A family bathroom completes the upstairs.

NOTE: The property is fully water-tight yet unfinished, allowing the new owner to add their own finishing touches such as flooring, kitchens and bathrooms.

Outside: The Walled Garden properties have a stunning, commanding appearance due to their stylish natural stone and glazed façades. The driveway leads up to the front of the property, terminating at the large double garage. The majority of the outdoor space sits to the front of the property with a further garden area to the rear.

Area: Bodenham is a popular Herefordshire village and is well served by a local public house, convenience store, service station, church, primary school, doctor surgery and bus routes. The market town of Leominster is a short drive away and offers supermarkets, independent shops, cafés, public houses, restaurants and transport hubs. The city of Hereford lies approx 7.5 miles to the south.

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.

