

THE OAKS

UPPER HILL • LEOMINSTER • HEREFORDSHIRE



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The prettiest of houses in a wonderful setting

Hall/Dining Room • Kitchen/ Breakfast Room • Drawing Room
Conservatory • Study • Utility Room • 4 Bedrooms and 2 Bathrooms

A range of outbuildings including workshop, office,
garaging, storerooms and stabling • Garden and Paddock

In all about 1.55 acres

Leominster 5 miles • Ludlow 16 miles • Hereford 11 miles
(Distances approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The small and peaceful hamlet of Upper Hill lies in some of the prettiest of north Herefordshire countryside. Buses pass through the hamlet serving the market town of Leominster and Hereford City, which are both readily accessible, providing every day needs. Ivington Primary School is close by and other schools are centred around the major towns, with St Richard's Preparatory School or Hereford Cathedral School being some of the closest.

Description

The Oaks is beautifully presented. Possibly 16th century in its origins with more recent extensions, it is today fully refurbished, modernised and a wonderful, comfortable family house. The lane leads up to the house, which stands above the hamlet and enjoys some great views. There is plenty of car parking. Formal gardens with box hedging and paved areas are close to the house. The front door leads into the Dining Room/ Hall which has a wood burning stove and fitted cupboards. The Kitchen/ Breakfast Room is pretty with its AGA and fitted cupboards and french doors out into the double glazed Conservatory. The bright inner hall leads off to the Drawing Room with a large open fireplace, the Utility Room and Boot Room and adjoining Study. On the first floor are four delightful bedrooms and two modern bathrooms.

The Gardens and Grounds

On the south side of the house are gardens formally of raised beds, box hedging, stone and paved paths. The grounds are south facing and can be fenced off to form paddocks or more extensive gardens. The useful range of buildings are adaptable and presently comprise a workshop, stables, garaging and storage.



Services

Mains electricity. Private water and drainage. Oil fired central heating. LPG for cooker

Band F Herefordshire County Council

Fixtures and fittings

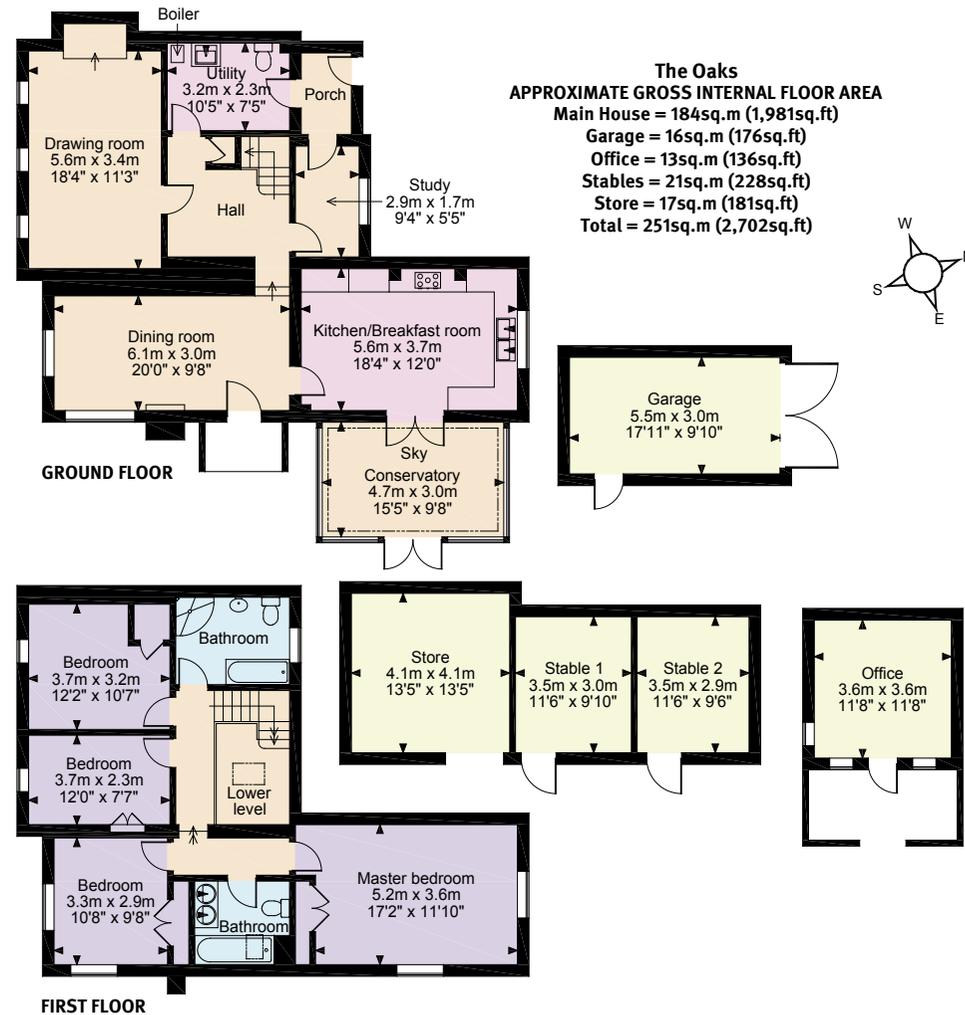
The fitted carpets, curtains and light fittings are not included in the sale and may be available by separate negotiation.

Directions (POSTCODE HR6 0JZ)

From Leominster take the Ivington Road out of town which after about 4 miles comes into Upper Hill. Fork left at the war memorial and then the second track on the left signed The Oaks.

Viewing

Strictly by appointment with Knight Frank – 01432 273 087



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Energy Efficiency Rating	
Best energy efficiency (A)	Best energy efficiency (A)
Good energy efficiency (B)	Good energy efficiency (B)
Decent energy efficiency (C)	Decent energy efficiency (C)
Below average energy efficiency (D)	Below average energy efficiency (D)
Poor energy efficiency (E)	Poor energy efficiency (E)
Very poor energy efficiency (F)	Very poor energy efficiency (F)
Worst energy efficiency (G)	Worst energy efficiency (G)

England, Scotland & Wales