



VENNS LANE, HEREFORD, HR1 1DE

A Gorgeous Detached 4 Double Bedroom Period Family Home set across 3 floors, providing Mature Gardens & Detached Garden Office, Workshop and Large Driveway with ample parking, all set in highly desirable Aylestone Hill.

Entrance Hall – Sitting Room – Dining Room – Study – Kitchen/Diner
Utility Downstairs WC – Principle Bedroom with Ensuite Bathroom
2 Further Double Bedrooms – Family Bathroom – 2nd Floor Double
Bedroom – Separate WC – Garden Room/Home Office – Driveway
with ample Parking – Workshop Shed – Paved Patio – Garden

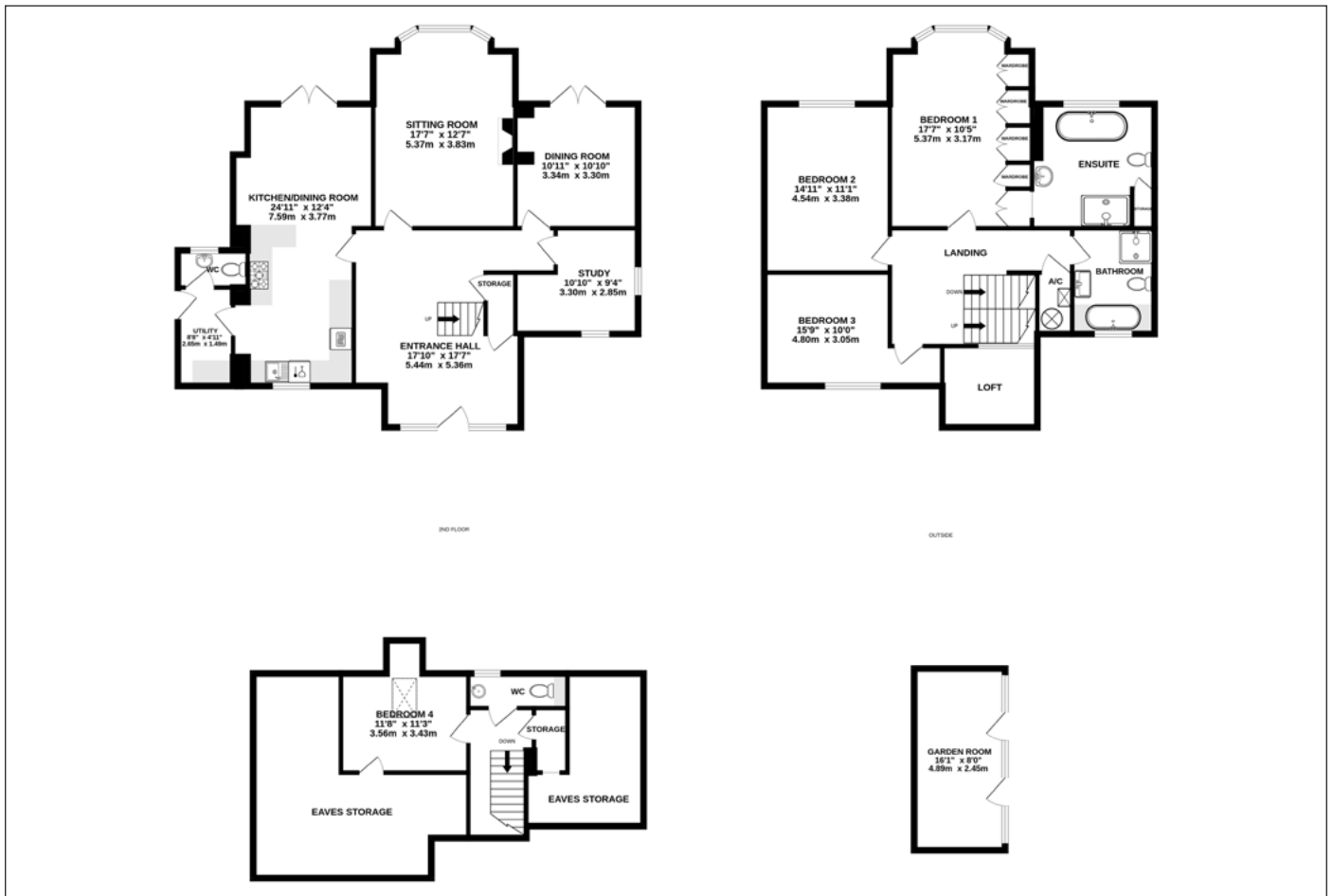


THE PROPERTY

A beautiful period property stylishly presented throughout offering a truly lovely Family Home. The third floor offers charming guest accommodation or private retreat for an older child while the Garden Room with its glazed front overlooks the delightful flower-filled garden and offers a myriad of uses from Artist's Studio, Gym, sumptuous Summerhouse to of course, Home Office.

Enjoying an excellent location, the house is an easy walk to the Hereford Colleges and Sixth Form, both Hospitals and the railway station. While for leisure Churchill Gardens are all but on the doorstep or nearby lie the 47 acres of Aylestone Park with children's playground and heritage orchard. Also an easy stroll is the Point4 offering gym, exercise classes, football pitches and hydrotherapy pool or a short drive to Holmer Park Spa and Health Club or Hereford Leisure Centre.





Entrance Hall – Beyond the solid wood Front Door flanked by glazing lies the expansive Entrance Hall with fitted coir entry mat yielding to hardwood flooring. The rise of the painted staircase provides two useful Under-stairs storage cupboards.

Sitting Room – The charming Sitting Room with original wood flooring features a lovely bay window overlooking the garden abundant in cottage garden favourites. The room is made cosy by the Arrow wood burner set atop a flagstone hearth.

Dining Room – The formal Dining Room with painted wood flooring offers a malleable and convivial room with ample space for a dining table at which to gather family and friends. It also features a wide alcove ideal for locating a sideboard, beside French doors leading into the garden.

Study – Enjoying dual aspect the Study also offers a highly versatile room. Ideal as a Home Office, it would also provide a dedicated Craft or Hobby Room, space for quiet retreat and reading or to the other extreme Play Room for

young children or Rumpus Room for teens.

Kitchen/Diner – The light and airy Kitchen/ Diner with ceramic tile flooring throughout features French Doors leading down into the garden. It provides ample space for informal family dining alongside relaxing sofa or dresser. The wide alcove with fitted shelving offers a space for practical storage or pretty display. The Kitchen is fully fitted in white Shaker units warmly contrasted with solid wood countertops and amid an array of storage offers integrated Bosch double oven and dishwasher set beside a stainless steel sink with integral drainer. The Bosch gas 5burner hob features a central wok ring, with glass and steel hood above while the run of units turns into a peninsular with twin sets of drawers to the far side. The Fisher + Paykel fridge freezer would be available by separate negotiation.

Utility – With flooring to match the Kitchen, the Utility with External Door accessing the gated side passage and garden provides space for under-counter washer and dryer with fitted wall units above. Beyond lies the Downstairs WC.



Bedroom 1 – The Principle Bedroom with painted wood flooring features a bay window fitted with blinds and wall of sleek white fitted wardrobes concealing not only fitted shelving, pull-out wire baskets and TV position but double doors opening into the Ensuite Bathroom. The monochrome Ensuite with polished giant black tile flooring provides full roll-top bath with standpipe tap and shower attachment, WC, pedestal basin, separate large walk-in shower and is completed with chrome heated towel rail. To the far corner is a Linen Cupboard with fitted shelving.

Bedroom 2 – The Double Bedroom, set up as a Twin, benefits from a window overlooking the rear garden and out over the city to the iconic Breinton Water Tower. The room has painted wood flooring and features fitted twin double wardrobe storage including internal pull-out drawers and wire baskets.

Bedroom 3 – The carpeted Double Bedroom has a double fitted wardrobe and enjoys a

window overlooking the front garden and mature trees to the boundary.

Family Bathroom – The fully tiled Family Bathroom provides full bath with central waterfall tap, WC, fitted basin unit with drawer storage set below LED lit wall mirror and chrome heated towel rail. It is completed by separate shower cubicle with both regular and Rainhead showers.

Landing Cupboard – Beyond offering useful storage the walk-in Cupboard is home to the Worcester gas boiler and hot water cylinder.

Bedroom 4 – The carpeted Double Bedroom on the second floor features a characterful pitched ceiling with Velux window and benefits from an under-eaves storage cupboard.

Separate WC – With wall-mounted basin and Velux, the Separate WC lies off a small Landing beside a large and highly useful Storage Cupboard.





OUTSIDE

The tarmac Driveway provides ample parking for numerous vehicles and sweeps across to the discreet Shed benefitting from power and offering beyond copious storage for family paraphernalia, space for a Workshop. To the far side of the house lies gated access leading across an extensive stone paved patio, ideal for relaxed lounging and al fresco dining sitting just above the delightful rear garden. To the near side, wide shallow steps lead down to the Garden Room and into a garden of individual beds criss-crossed with grass paths and bursting with colourful cottage garden favourites.

Garden Room Office – With door to the front glazing all fitted with blinds. The Garden Room has fitted bookcases to either end, ample sockets with USB charging, air conditioning, spot track lighting and laminate wood flooring and offers myriad uses. It provides an ideal Home Office with direct visitor access from the Driveway, or would equally make a fantastic Den for teens or secluded retreat for relaxing all screened by the abundant garden planting.







PRACTICALITIES

Hereford Council Tax Band 'F'
Gas Central Heating
Double Glazed Throughout
All Mains Services
Burglar Alarm
Fibre Broadband Available

DIRECTIONS

From Hereford City Centre take the A465 north towards Worcester along Commercial Road. Proceed straight through the traffic lights to climb Aylestone Hill. At the mini-roundabout at the top, take the first exit onto Venns Lane. The property is to be found on the left, set on the very corner of the first left turn into Churchill Close.

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