



**BIRCH VIEW**

Kingsthorpe HR2 8AN

# Birch View

The Thorn, Kingsthorne  
Herefordshire  
HR2 8AN



**A beautifully presented and sizeable detached modern bungalow, standing in well-maintained gardens and enjoying outstanding views, in the heart of the south Herefordshire village of Kingsthorne.**

**Guide Price £549,950**

## Situation and Description

Birch View is situated in the heart of the popular south Herefordshire village of Kingsthorne. The village lies within both easy reach of the cathedral city of Hereford, to the north, as well as Ross on Wye and the motorway network to the south. The property's elevated position gives it outstanding views towards Ross on Wye in the distance and is set at the end of a private driveway which serves just three properties.

The property was built just over 10 years ago and offers spacious and well-appointed accommodation throughout. The property is principally set over one floor which comprises a sitting room with wood burning stove, a kitchen/breakfast/day room enjoying the views, as well as a formal dining room and utility room. The three main bedrooms all benefit from en suite facilities with underfloor heating. With the master bedroom also benefiting from a dressing room. There is a study, or fourth bedroom, which has the use of a cloakroom which is off the large entrance hall. Throughout, the property has oak flooring with tiling in the bathrooms, and the current owners have continued to maintain the property to an exacting standard.

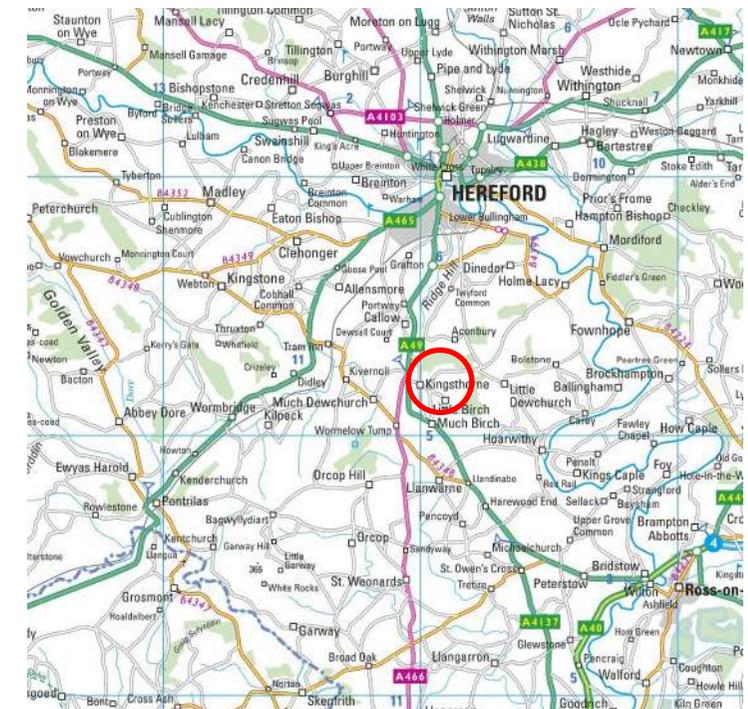
A flight of stairs leads from the entrance hall to a range of **first floor storerooms** 39ft x 15ft, 15ft x 15ft, 17ft x 13ft respectively. These could be utilised for further accommodation, if required and subject to planning permissions. The property benefits from oil fired central heating, solid oak double glazing throughout and the current owners have installed solar panels, making the electricity and general outgoings very reasonable. This is coupled with a rain water harvesting system, whereby water is collected and stored in a large underground tank, that can then be used for watering the garden and flushing toilets etc.

A particular feature of Birch View are the fabulous gardens. They sweep around the property and have been lovingly landscaped and well-tended and offer privacy from the neighbours as well as outstanding views enjoyed, especially from a central raised seating area which links between the kitchen, sitting room and master bedroom. To the front of the property are large lawn areas flanked with mature planting and

includes an ornamental pond, which is refreshed by a 'babbling brook'. On the far side there is a small wild flower meadow, a kitchen garden and greenhouse to one side with a large block paved parking area to the rear, which in turn gives access to a double garage with a remote-controlled roller door.

## Directions

From Hereford proceed in a southerly direction on the A49 towards Ross on Wye. As you reach the top of Callow Hill, turn left signposted Kingsthorne and Little Birch. Continue along this road, turning left opposite the village bus stop, and proceed for a short distance, taking the first right hand turning to Birch View.





Superb kitchen/breakfast room/day room supported by a utility room



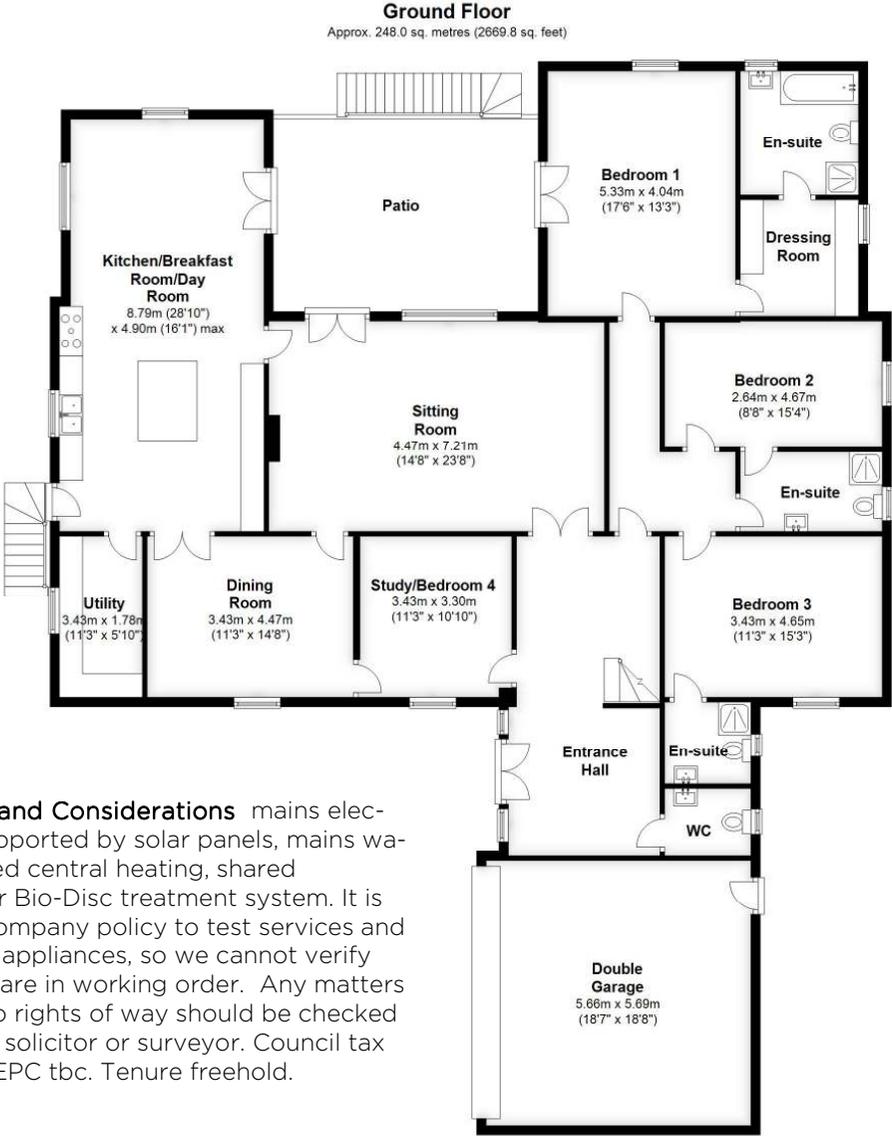


With three/four comfortable bedrooms and three en suites





With staircase to three first floor attic rooms. Allowance has already been given for services and windows to be added, this is subject though to planning permission.



**Services and Considerations** mains electricity, supported by solar panels, mains water, oil fired central heating, shared Klargester Bio-Disc treatment system. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G. EPC tbc. Tenure freehold.

Total area: approx. 248.0 sq. metres (2669.8 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd  
Plan produced using PlanUp.

**Viewing:** Strictly through the agents:  
Brightwells, 46 Bridge Street, Hereford HR4 9DG

[property@brightwells.com](mailto:property@brightwells.com) | 01432 343800 | [brightwells.com](http://brightwells.com)

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Well  
designed  
with  
lovely views

