

THE COPPICE



CHARTWELL NOBLE



ESTATE AGENTS



THE COPPICE

Bredenbury nr Bromyard, Herefordshire, HR7 4TX

*A charming house with a surprising amount of internal space.
The far reaching views are simply captivating.*



- Private Location
- Beautifully Presented
- Over 3,000 sq.ft of accommodation

- Luscious landscaped gardens
- Far reaching farmland views
- Less than 4 miles to Bromyard



THE HOUSE

The Coppice is that rarest of combinations, a fabulous house in a fabulous position.

This is a fantastic opportunity for a slice of country living without being completely detached from civilisation. The property has a clean and contemporary finish which will delight any new owner and outside is a charming and carefully landscaped country garden.

In an extremely private position there are magnificent, far reaching views over the local countryside. The graveled driveway leads to a parking area to the front of the house where you can find the front door and garage.

INSIDE

The Coppice is entered through the front door and into the Dining Hall, a beautiful Oak Framed Orangery with a lantern roof allowing an abundance of natural light to flow with ease though this room, and then into the adjoining kitchen.

With the benefit of underfloor heating set beneath a Porcelain tiled floor and delightful views across the front gardens this is a lovely place to spend time with family and friends.

The kitchen is eye catching, with bespoke units crafted by *Kitcheners' of Hereford* and a stunning worktop supplied by *Just Granite*. It is filled with many domestic appliances including an integrated dishwasher, an electric *Stoves* range cooker with multi hobs and three ovens. There is also an integrated Fridge and freezer. Oak laminate flooring and farmland views across the rear.

A useful & sizeable utility is located just off the kitchen with plenty of space and access to the rear garden. The gas fired Worcester Bosch Greenstar 2000 boiler is located here which was installed in 2023 and is Hydrogen ready for conversion when appropriate.





At the heart of the house is the wonderfully spacious sitting room, with ample dimensions to ensure large furniture will comfortably fit. The central focal point is a Scandinavian log burning stove set on a glass hearth.

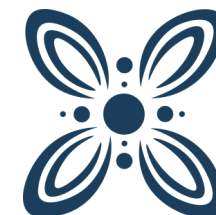
Equally eye-catching is the magnificent view from the concertina glazed doors that open up onto a outside decked terrace, with far reaching vista across farmland and the Herefordshire countryside. Double doors to the back of the room lead onto a path to the lovely front garden.

The study is a delightful space to work from home and has a window overlooking the gardens to the front of the property.

The principle bedroom suite is simply wonderful. With bi-folding doors providing access out onto the surrounding terrace.

The bedroom is of fantastic proportions and has a large walk-in wardrobes with sliding mirrored doors hiding ample hanging space and shelving. There is a beautifully presented ensuite bathroom with a shower, and swedish bath set on oak mounts and ideally located to enjoy the rural views whilst soaking in the tub.

Beyond the kitchen is the remaining accommodation: Bedrooms 2 & 3, both pleasant double bedrooms, one with an ensuite, and bedroom 4, a single bedroom currently used as a library. A good sized family bath/wet room, with all the expected furniture, services the two nearby bedrooms.











OUTSIDE

The front garden is divided by the sweeping gravel driveway to one side a small wild pond, wetland area and natural area, to the other side is a lawn area with mature shrubs and plants with a pathway under a charming pergola with mature roses and clematis leads to the side and rear garden.

The rear garden is incredibly private and consists of many carefully landscaped areas including a large lawn area, summer house, greenhouse and a paved area, ideal for alfresco entertaining.

Doors from the downstairs reception room open onto a tranquil Oriental garden with paved area with a sunken Koi pond.

At the very back of the property is lovely kitchen garden, with raised beds, soft fruit cages, mixed herb boxes and useful green house.

There is ample gravel parking with the added benefit of a secure single garage. To the rear is a useful secure store with Gardeners WC.





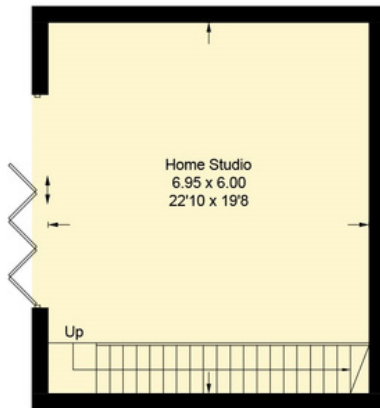
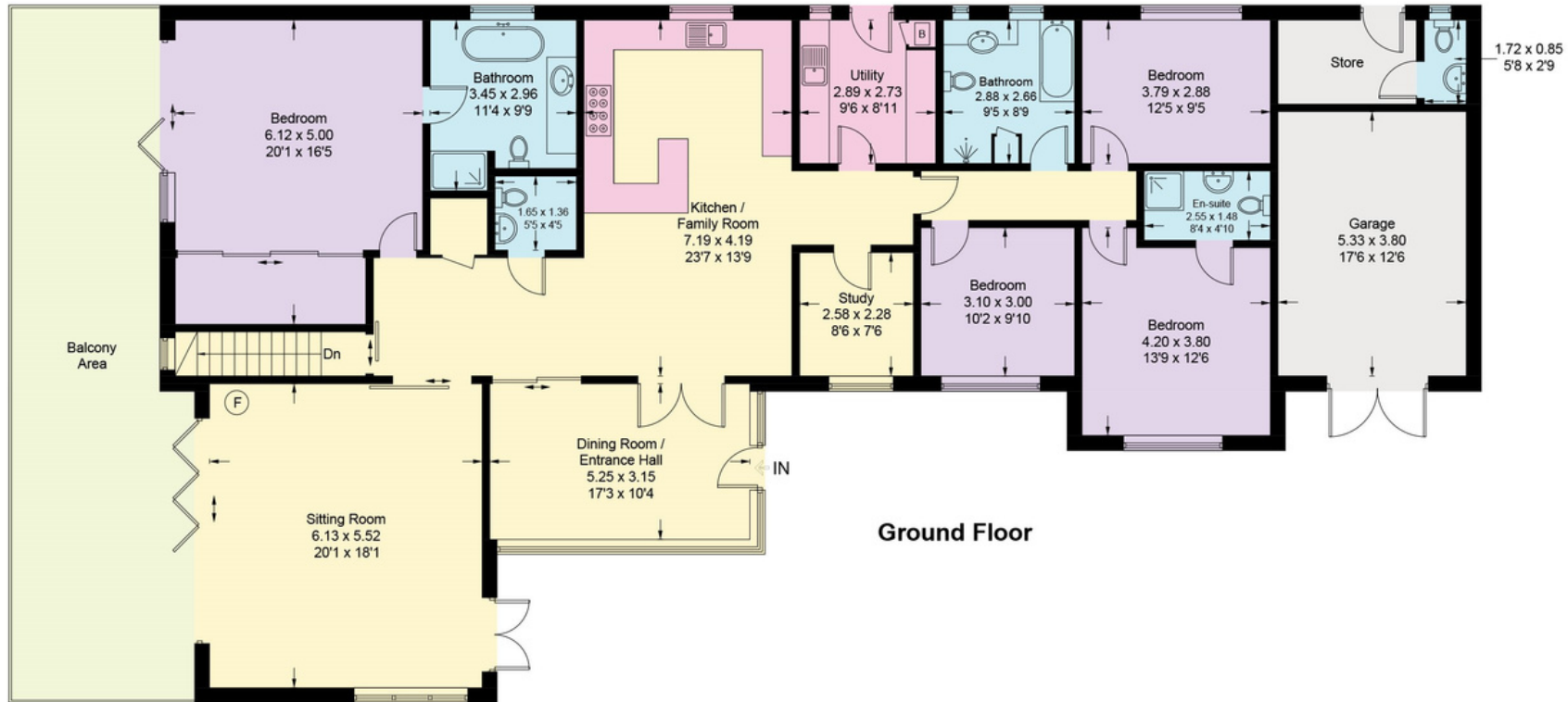


The Coppice, Bredenbury

Approximate Gross Internal Area = 259.9 sq m / 2797 sq ft

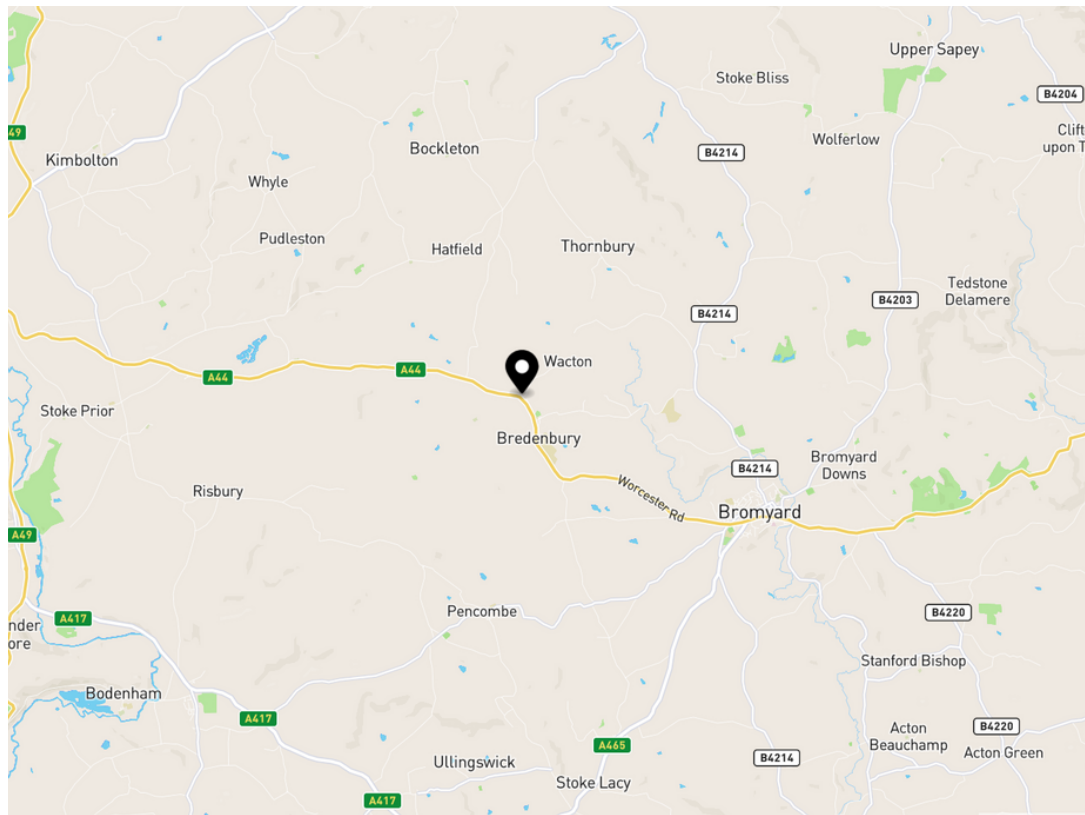
Garage / Store = 27.8 sq m / 299 sq ft

Total = 287.7 sq m / 3096 sq ft



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



COMMUNICATIONS AND DISTANCES

M5 (J7) 20 miles & (J5) 26 miles
 Birmingham Airport (BHX) 56 miles

Leominster 8 miles
 Bromyard 4 miles
 Worcester 18 miles
 Hereford 17 miles
 Birmingham 45 miles
 Leominster Railway Station 8 miles
 Ledbury Railway Station 15 miles

Supermarkets are in Tenbury Wells 8 miles (Tesco), Co-Op in Bromyard, Sainsburys, Tesco & Morrisons are in Hereford.

Title Information

Details provided by the Land Registry

Title Number	HW137388
Plot Size	0.44 acres (1783 sq metres)

WHAT3WORDS:
 Massive, Workflow, Racetrack

KEY FACTS



Property Type
DETACHED
Actual



Bedrooms
4
Actual



Tenure
FREEHOLD



Council Tax
BAND - G



Flood Risk
VERY LOW
Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)



Floor Area
246 SQ METRES
2647.92 sq feet

CONNECTIVITY



Average Broadband Speed:

1mb Basic
1000mb Ultrafast
1000mb Overall



Mobile Coverage:

EE Good
O2 Good
Three Okay
Vodafone Good

NEAREST SCHOOLS

NAME	TYPE	POSTCODE	DISTANCE	RATING
Bredenbury Primary School	Primary	HR7 4TF	0.20 km	Not rated
Bredenbury Primary School	Primary	HR7 4TF	0.55 km	Not rated
Rowden House School	Special, Independent	HR7 4LS	2.93 km	Good
Pencombe CofE Primary School	Primary	HR7 4SH	4.12 km	Good
St Peter's Primary School	Special, Nursery	HR7 4UY	4.41 km	Good

BUS STOPS

Barneby Arms, A44 Worcester Road	0.12 km
Barneby Arms, A44 Worcester-Leominster Road	0.14 km
Grendon Green, Worcester Road (A44)	1.05 km
Grendon Green, A44 Worcester Rd	1.13 km

GENERAL REMARKS & STIPULATIONS

All items not mentioned within the confines of this brochure are excluded from the sale, however may be available by separate negotiation.

TENURE

The property is offered to the market for sale by private treaty, freehold and with vacant possession.

SERVICES

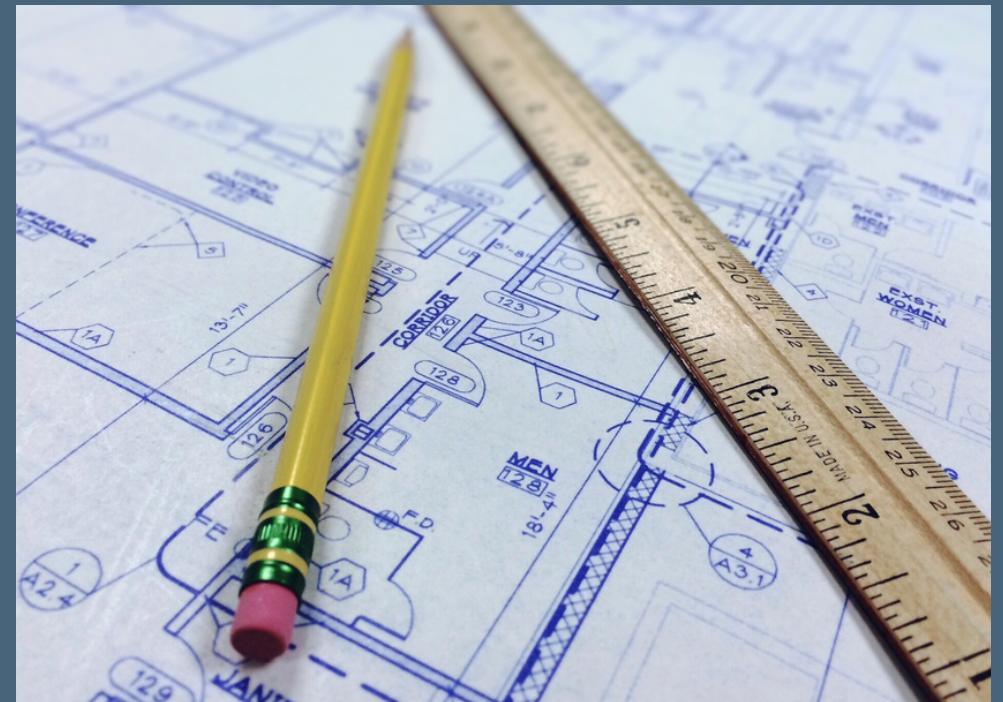
Mains Water, electricity, private drainage by way of septic tank, mains gas central heating. We are informed that the property is connected to fibre broadband. We have not tested any of the services or appliances and their inclusion should not be taken as warranty or guarantee.

LOCAL AUTHORITY

Herefordshire Country Council 01432 260 000

VIEWINGS

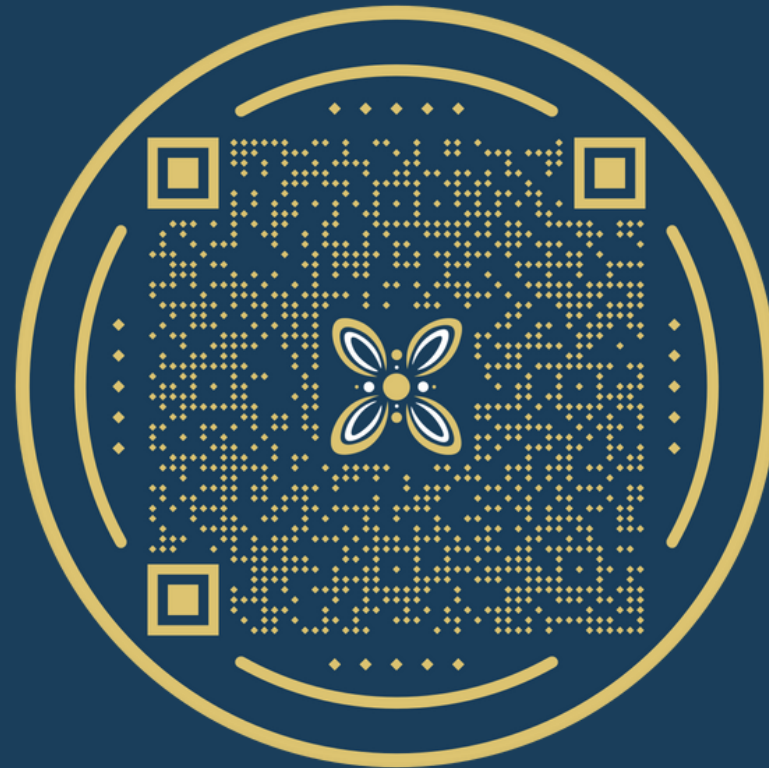
Serious buyers are invited to view The Coppice. All viewings are strictly by appointment through Chartwell Noble's Worcestershire Office on 01905 96 99 98 or enquiries@chartwellnoble.co.uk



CHARTWELL NOBLE



ESTATE AGENTS



Scan here for the online brochure