



# Hopton House

Ashperton, Ledbury, Herefordshire, HR8 2TA



COUNTRY & CLASSIC

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## HOPTON HOUSE

**Substantial Five Bedroom Period Family House with Annexe Potential, Recently Renovated Throughout, Offering Wonderful Light and Spacious Accommodation. One Acre of Landscaped Gardens to Front and Back with Mature Trees, Ponds, Summerhouse & Arbour. Superb Detached Modern Architect Designed Artist's Studio. Fabulous Views**

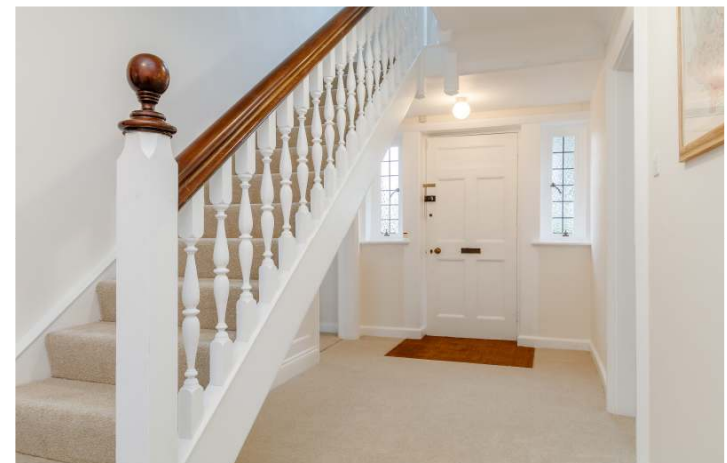
*Guide Price £699,950*

### THE PROPERTY

- Elegant Light Hallway
- Large Double Aspect Drawing Room with Open Fireplace & Double Doors to
- Large Light Dining Room with Lovely Views Over the Garden, French Doors to Terrace & Insulated Hatch to
- Spacious and Light Bespoke Fitted Kitchen with Granite Surfaces, Two Miele Ovens, Induction & Gas Hobs, Built in Window Seat & Walk In Pantry
- Sitting Room with Full Length Fitted Bookshelves
- Rear Hallway Leading to Toilet, Workshop, Utility Room, Store Room, Authentic Nordic Sauna & Shower & Hot Tub Outside
- Four Well Proportioned Double Bedrooms with Views over Gardens and Fitted Cupboards, Fifth Single Bedroom/Study with Outstanding Views from Both Windows
- Superb Newly Installed Contemporary Family Bathroom with Large Walk in Shower & Separate Shower Room

### THE OUTSIDE

- Superb Modern Architect Designed Artist's Studio with Panoramic Views, Double Glazed Aluminium Windows, Underfloor Heating, Storage Cupboards & Kitchenette
- Beautiful South West Facing Landscaped Gardens to the Rear with Many Unique Features including Interconnecting Ponds, Arched Footbridge, Summerhouse, Greenhouse, Pretty Stone Built Store, Elegant Arbour
- Large Level Front Lawn with Original Staddle Stones - Parking for Several Cars
- Attached Garage and Second Detached Small Single Garage/Store.

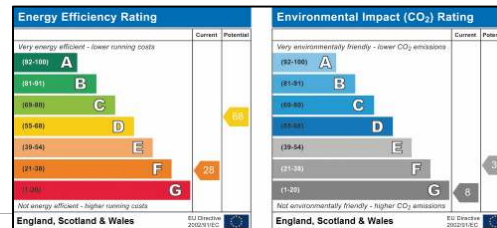
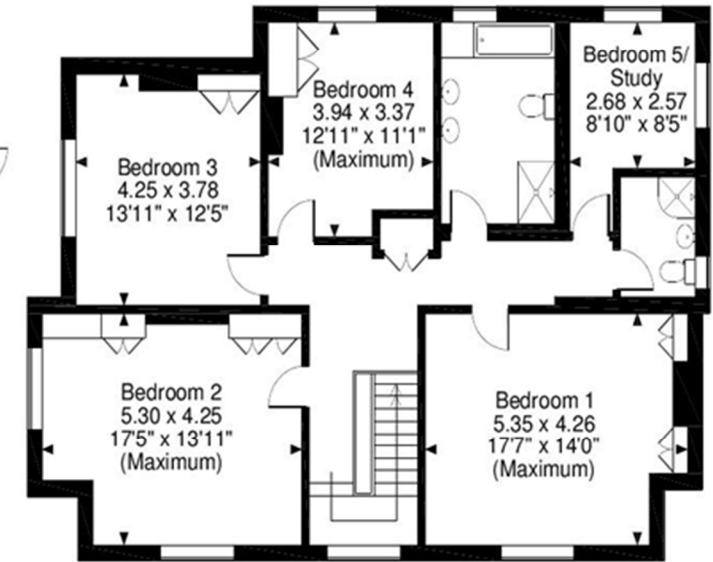
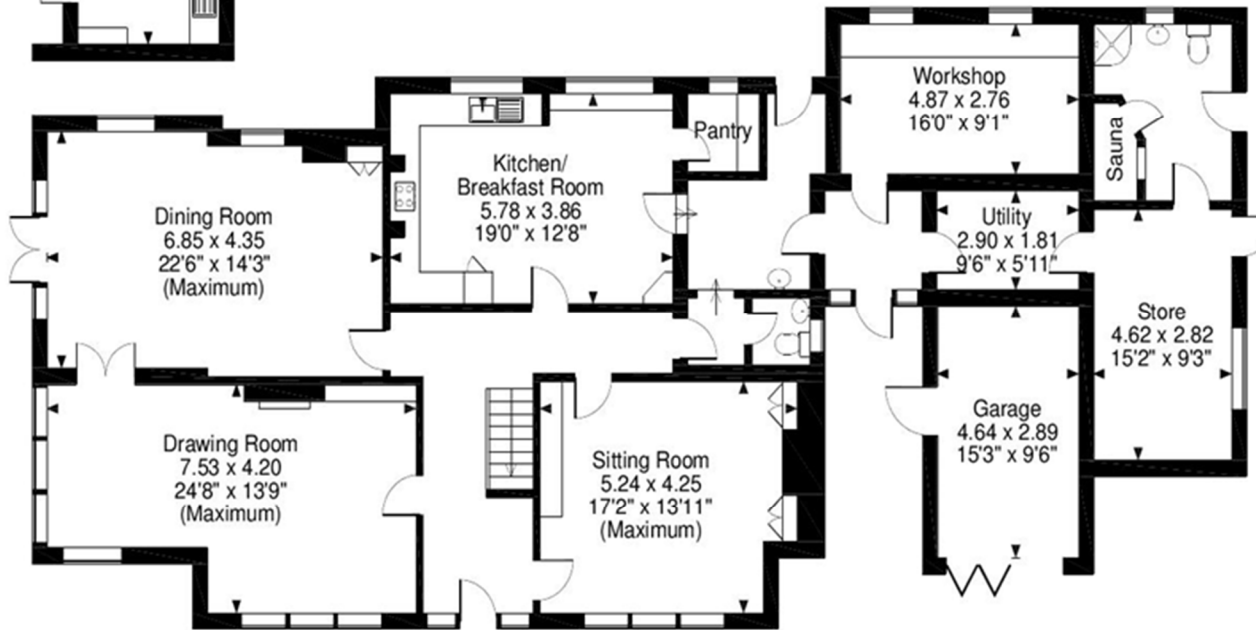
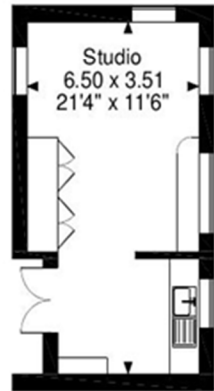
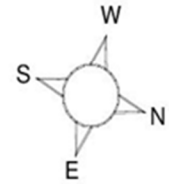




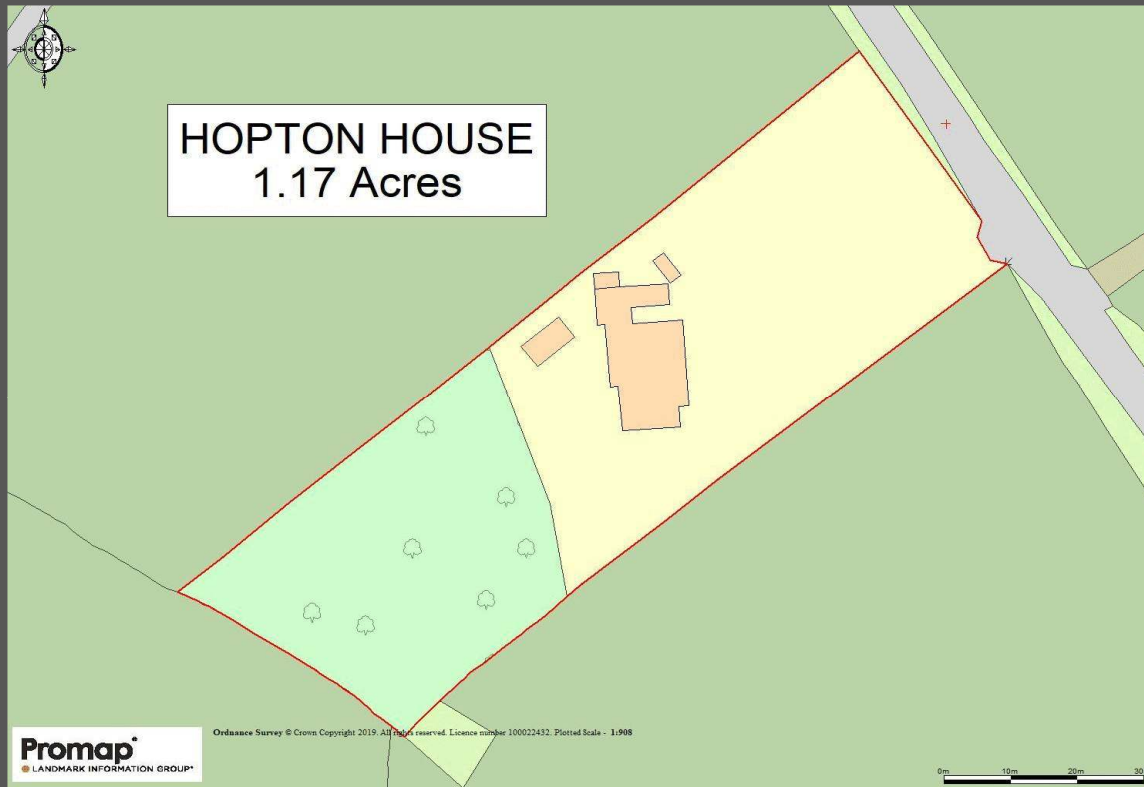




**Ashperton, Ledbury**  
**Approximate Gross Internal Area**  
**Main House = 3267 Sq Ft/304 Sq M**  
**Garage = 144 Sq Ft/13 Sq M**  
**Studio = 230 Sq Ft/21 Sq M**













## THE SITUATION

- Edge of Village & Rural Position
- Panoramic Views
- Walking Distance to Ashperton Village
- 8 Miles to Ledbury, 10 Miles to Hereford, 18 Miles to Worcester
- 12 Miles to M50 Junction 2

## PRACTICALITIES

- Council Tax Band G –Herefordshire Council
- Mains Electricity & Water, Private Drainage
- Gas Fired Central Heating
- Broadband is Available at the Property

## DIRECTIONS

HR8 2TA From Ledbury take the A438 towards Hereford. At the Trumpet Crossroads turn right on the A4172 towards Leominster. Travel through the village of Ashperton. The property is on the left hand side immediately after the end of speed limit sign

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

The Savills logo, featuring the word "savills" in a stylized, lowercase, sans-serif font. The letters are white and set against a solid yellow rectangular background.

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