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7 Oak Brook Meadow, Lingen, Herefordshire, SY7 0ET

Offers in the Region of £475,000 - Freehold

A stunning architect designed modern three bedroom home on a private development in a sought after village. With a new home office/gym and beautifully landscaped gardens, viewing is highly recommended.







Lingen is a pretty Herefordshire village, a conservation area in the Welsh Marches, a sought after location and a destination for tourists. The village has a thriving local community with a parish hall which has a post office service twice a week and a village inn, the Royal George serving excellent food all locally sourced. The village of Wigmore is 4 miles distant this has a village store, pubs and well regarded primary and secondary schools. More facilities can be found in Knighton 9 miles and historic Ludlow just 12 miles distant.

Oak Brook Meadow is a private development of 8 properties. 7 Oak Brook Meadow was completed in 2022, architect designed the property is a stylish, contemporary home, stone clad and with weather boarding, finished to the highest standards. A lovely position adjacent to the new village green, backing on to wooded area with a small brook beyond and direct access to the Mortimer Trail

Our vendors have further improved the property and have created an exquisite home both practical and aesthetically pleasing. With a new home office/gym and beautifully landscaped gardens, viewing is highly recommended. Planning permission was granted in January 2025 for a two storey extension to the rear which would create a larger dining area off the kitchen and a larger main bedroom.

The property is very energy efficient, an Air Source Heat Pump provides under-floor heating to the ground floor and to radiators on the first floor.

Approached over the private road from the lane, a block paved driveway provides ample parking for at least three vehicles.

The property comprises the following accommodation (measurements are provided for identification only):

Ground Floor - A wide oak entrance door opens to the ground floor which has wood effect Luxury Vinyl Tile flooring throughout. The Reception Hall has a Cloaks cupboard off with fitted hanging and shelf space. A staircase rises to the first floor with glazed balustrade beneath which is a useful storage cupboard with fitted shelving and a recessed nook currently used for the beloved family pet!
The stylish ground floor Cloakroom has wc, wash basin inset to vanity unit and full height window to the rear.



The Sitting Room is a light and airy room with full height windows to the front and side and fireplace with timber mantel and fitted wood burning stove on a slate hearth. Bi-fold doors open to the rear terrace and enjoy views over the gardens to the wooded area beyond.



The Dining Kitchen is perfect for entertaining, the dining area has ample space for table and chairs and double doors open to the rear terrace. The kitchen is appointed with a range of contemporary units and engineered stone work surfaces. With inset sink, integrated Bosch double oven and Hotpoint combination microwave/grill. Bosch induction hob with extractor over, integrated fridge and freezer and integrated dishwasher. With a wine cooler and window to front with integral blinds.



A door opens to the Garage which has an automatic/Bluetooth roller door and access to a boarded roof space with fitted ladder.

The Utility Room has further cloaks storage with hanging and shelf space and basket storage. With inset sink unit and space and plumbing for both a washing machine and a tumble dryer. A door opens to the gardens.

First Floor - The Landing has a full height window to the rear and a large double-door airing cupboard with fitted shelving and access to a fully boarded loft space with fitted ladder. The main Bedroom enjoys views over the gardens and beyond and has fitted wardrobes with a dressing table and drawers. The En Suite Shower room is appointed with a suite of wash basin inset to vanity unit, wc, chrome heated towel radiator and double width shower cubicle.





There are two further double Bedrooms and the main Bathroom. Appointed with a suite of shower bath with fixed screen, wash basin and wc. With part tiled walls, chrome heated towel radiator and full height window to front with integral blind.



Outside - There is a gated access to either side of the property. On one side is the Air Source Heat Pump and a wooden log store and on the other a kindling store.

The gardens have been thoughtfully landscaped by our vendors with a wide terrace ideal for outdoor entertaining with outside lighting. A path curves around the gardens with shaped lawns and raised beds. The borders have been planted to provide year round colour and interest. At the top of the gardens is a raised decking area. The gardens have a variety of fruit trees to include apple, pear, cherry plum and damson.

Our vendors have constructed a bespoke home gym/office, highly insulated with power points and broadband connection.



Management Company and Service Charge - The private road, sewage treatment plant and communal verge areas are owned and managed by Lingen Hereford Management Company. A service charge of £45 per month is payable. Further details are available from the agent.

Agents Note - Please note the gazebo pictured will not be included within the sale.

Agents Note - Restrictive Covenants - None that we are aware of however purchasers should note the property is located in a Conservation Area.

Mobile and Internet Coverage - Ultra Fast Fibre Broadband is connected to the property giving 1Gbps. You can refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £18 including VAT per person payable.

SERVICES: Mains water and electricity are connected to the property. Private drainage to a sewage treatment plant.

HEATING: Air Source Heat Pump - under-floor to ground floor, radiators on the first floor.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band D

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Wigmore village centre proceed towards Hereford on the A4110 passing Wigmore secondary school on the left hand side. Pass the left hand turn for Kings Meadow and take the next right signposted Lingen. Procced all the way along this lane until you reach the village. Turn left at the end, pass the Royal George Inn on the left hand side and the Methodist Church on the right, Oak Brook Meadow is the next turning on the left hand side. Number 7 is located on the right hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Wednesday, 08 July 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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REGISTERED NO: OC310186







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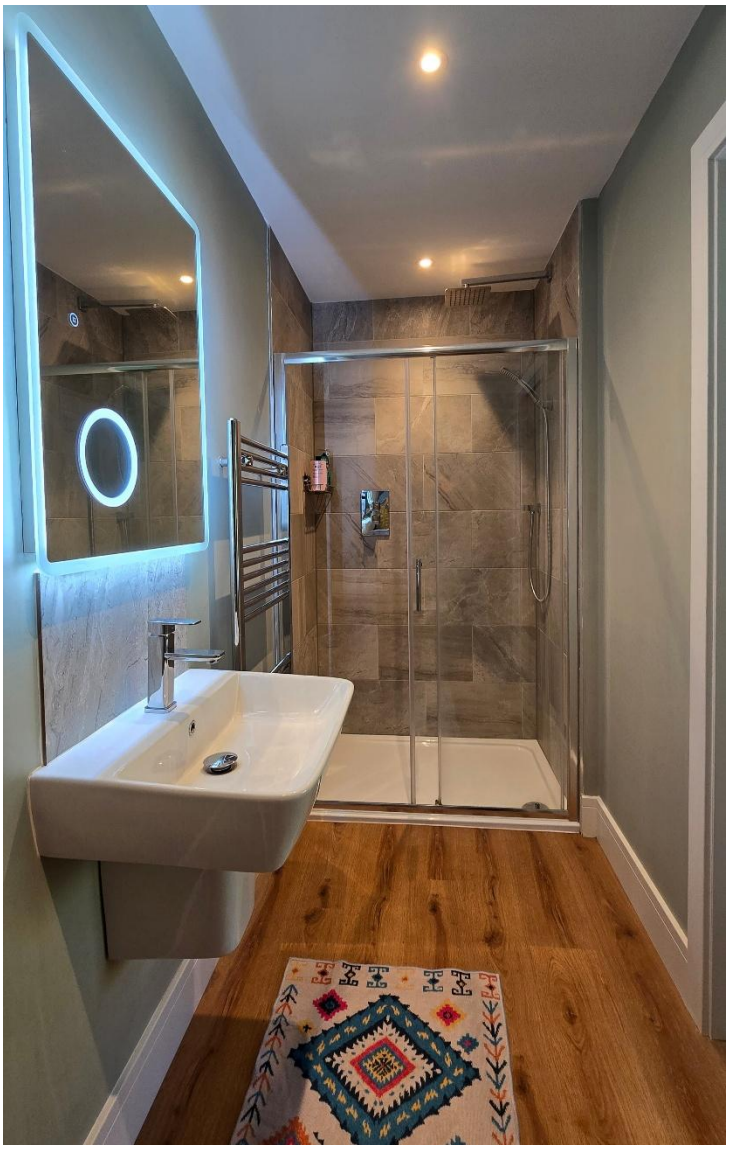


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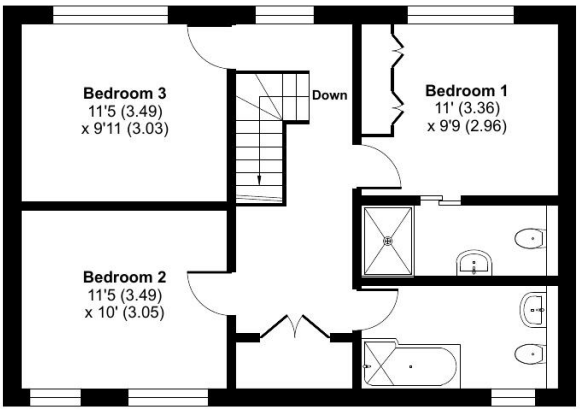




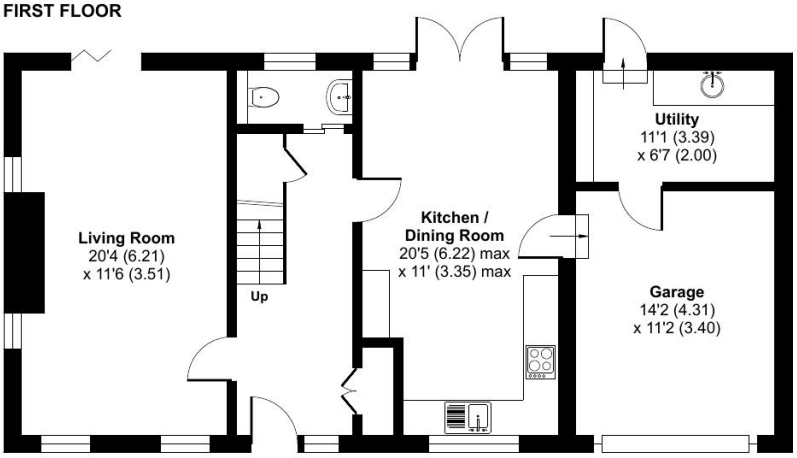
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Oak Brook Meadow, Bucknell, SY7

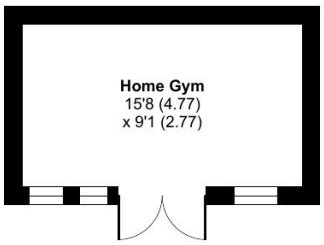
Approximate Area = 1224 sq ft / 113.7 sq m
Garage= 227 sq ft / 21.1 sq m
Outbuilding = 142 sq ft / 13.2 sq m
Total = 1593 sq ft / 148 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1452914

