



The Willow

Monksbury Park

Monkhide

Hereford

HR8 2TU



The Willow, Monksbury Park, Monkhide, Hereford HR8 2TU

Newly constructed link-detached house on an exclusive rural development, highly energy efficient with double glazing and airsource heating. There are 4 bedrooms (2 with en-suites), study and utility room, garage and gardens.

Plots 2 & 6 are newly constructed houses on a small development of 7 properties, in a glorious rural location between the cathedral cities of Hereford (9 miles) and the market town of Ledbury (9 miles) with the M50 motorway link and is also well placed for access to Malvern (13 miles) , Ross on Wye (17 miles) and the cathedral city of Worcester (20 miles) with the M5 motorway link.

Monkhide is a spread out rural hamlet with a section of the former Gloucester to Hereford canal running through it. There are local amenities at Newtown Crossroads with a filling station and shop/post office. Stretton Grandison has a lovely park and church and nursery school, in near by Ashperton there is a well respected primary school, with John Masefield High in Ledbury for secondary school.

The property is being constructed by highly respected developers, Kinspire Homes Limited, who have recently undertaken numerous other successful projects (Ramblers Park, Pilgrim Park, Woodland Park etc).

The property is attractively designed and is highly energy efficient with an air source heat pump for water heating and central heating (underfloor at ground floor), UPVC double glazing, high levels of insulation, electric car charging point and provides well-planned accommodation of approximately 1,656 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

Ground Floor

Entrance hall with plant cupboard and staircase to the first floor, cloakroom, lounge with windows to the front and side, study with window to front. Kitchen/dining room with contemporary style units with stone work surfaces and a range of built- in appliances and a Rangemaster induction stove and bi-fold doors and feature corner window, utility room with Belfast sink unit.

First Floor

Landing with window to the front. **Bedroom 1** with window to the rear, a built-in wardrobe and **en-suite shower room** with window (Plot 2 only). **Bedroom 2** with a window to the rear, built in wardrobe and **en-suite shower room** with a window to the side. **Bedroom 3** has a window to the front and a built in wardrobe. Bedroom 4 has a window to the front and a built in wardrobe. **The bathroom** has a a freestanding bath, separate shower cubicle, vanity unit and window to the rear.

Garage & Gardens

With electric roller door, hot water cylinder. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

Agents Note

1. Images for illustrative purposes only.
2. There will be a 10 year structural warranty.

Services

Are mains electricity and water (metered) supply, private (shared) drainage system. High speed broadband to the property. Service charge - there will be a charge for maintainance of the shared drainange system and communal road

Reservation Fee

£1,500 - refundable subject to sales code of practice.





Price - £700,000

Viewing

Strictly by appointment through the Agents, Flint & Cook
 01432 355455

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 2.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Monksbury Park is located in the hamlet of Monkhide towards the end of a shared private drive which is accessed from the A417 between Newtown Cross and Stretton Grandison. Please note - If approaching from Hereford, there is no access via Monkhide and the A4103.

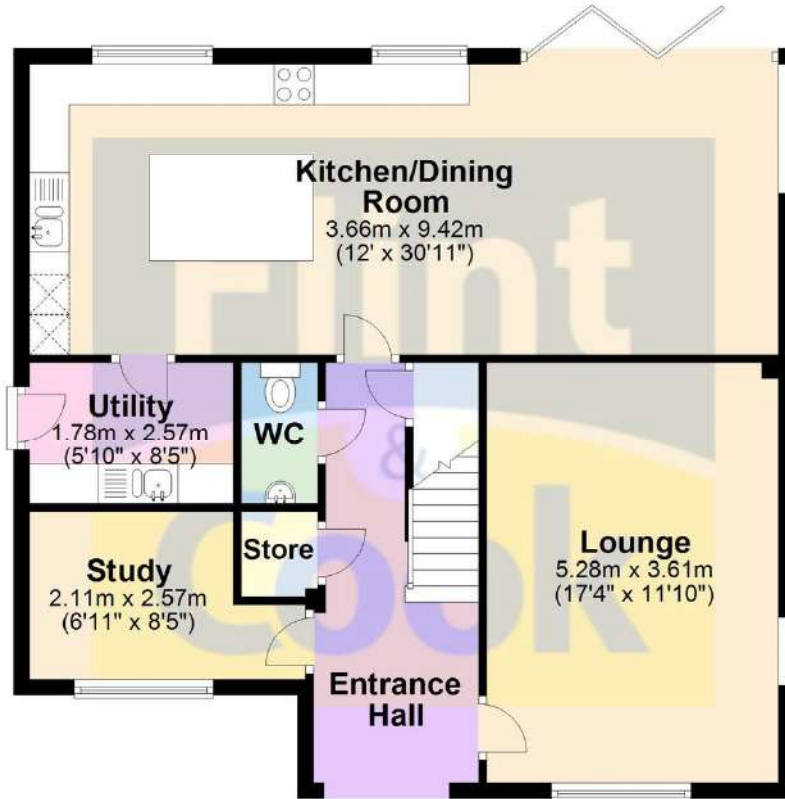
Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



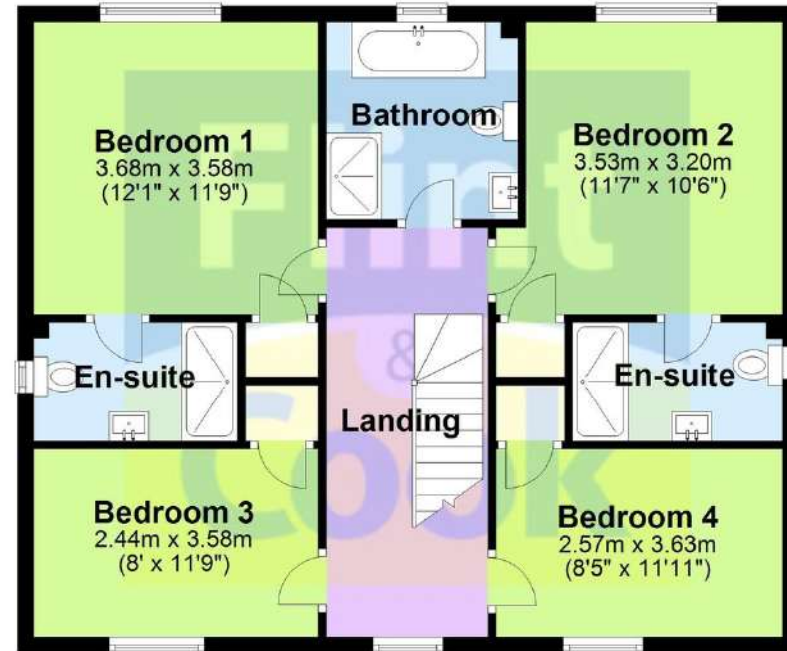
Ground Floor

Approx. 80.2 sq. metres (863.2 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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