

Poppy Fields, Plot 6
Lower Eggleton Herefordshire HR8 2TZ

£600,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • 10 Year Warranty

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water, electricity. Private drainage.
Air source heat pump and solar.

Outgoings

Council tax TBC new build

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979,
we have a legal obligation to financially
qualify every offer before it is conveyed
to the vendors.

N.B. Appliances listed in these details
have not been tested by the Agents. Any
prospective purchasers should satisfy
themselves that they are, in fact, in
working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

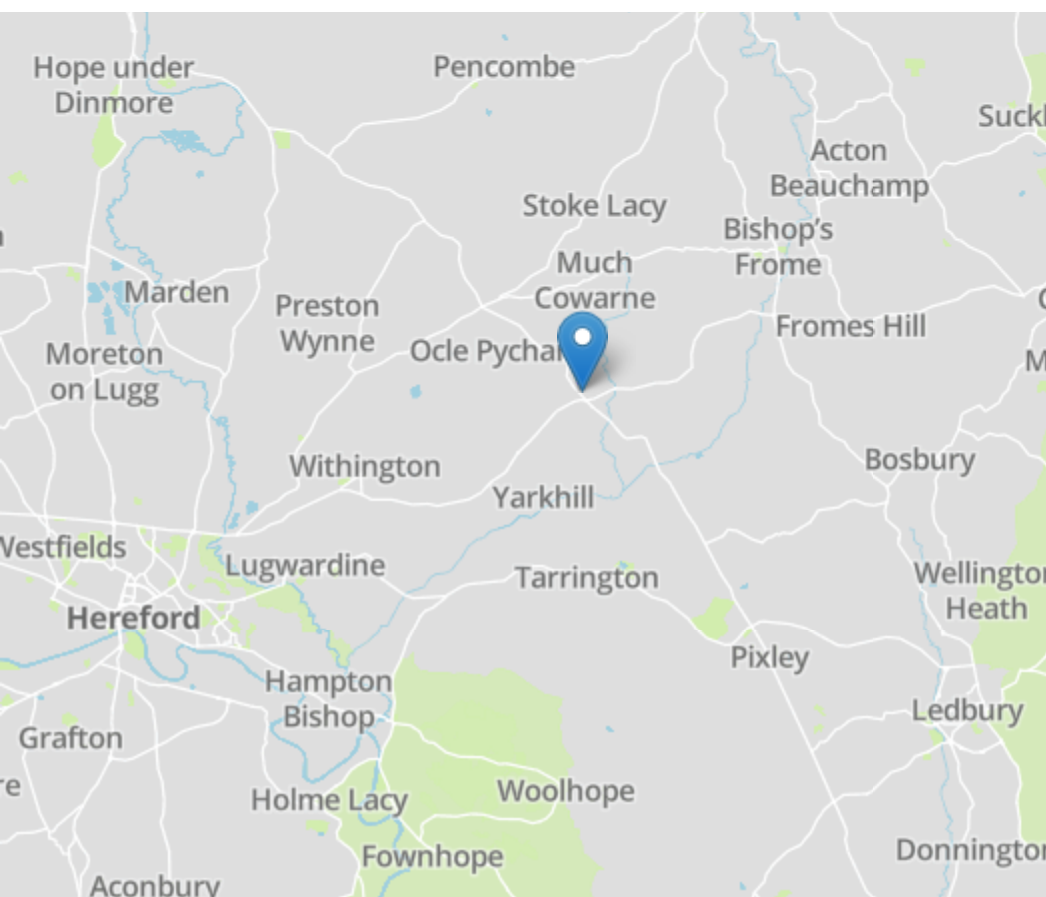
SAT (Remotely) 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



DIRECTIONS

From Hereford City proceed onto A465 Aylestone Hill, at the roundabout take the third exit onto A4103 towards Worcester and after approximately 7.5 miles turn left at the traffic lights by the garage onto A417 and the site is approximately 100yards on the right hand side as indicated by The Agents For Sale Board. For those who use 'What3words' ///stance.instant.pillows





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OVERVIEW

Plot 6 is a large 4 bedroom detached property, enjoying a pleasant position set well back from the road and backing onto open farmland. Having spaciouly planned accommodation extending to a total square footage of 2254 sq ft (209.40 sq m) including the garage. The plot itself is of good size extending to just under 0.25 of an acre. All properties have a full 10 year warranty and on site inspection can be easily arranged through ourselves as agents.

This small development of just 6 luxury, three, four, and five bedroom properties (depending on use of rooms) occupying a very pleasant semi rural position, with all plots enjoying good size gardens. The site has been architecturally designed enjoying a modern contemporary feel, and having air source heating with underfloor heating to the ground floor, and radiators to the first floor. The development site is located in a very convenient position on the A417 just a short distance from the A4103 Worcester side of Hereford City, and being equally distant approximately 9 miles from both Hereford and Ledbury, this development is situated within easy access to the midlands and southeast via M50 and motorway networks which are available east Herefordshire.

In more detail the property comprises:

Hall

2.1m x 3.52m (6' 11" x 11' 7")

Living Room

5.78m x 4.69m (19' 0" x 15' 5")
With Chimney breast and fireplace, bi-fold doors to the rear aspect.

Kitchen/Dining/Day Room

3.76m x 7.56m (12' 4" x 24' 10")
With window to front aspect and bi-fold doors to the rear.

Kitchen Area:

Comprises; 1.5 sink, integrated dishwasher, oven, microwave, grill, 4 ring induction hob, extractor over, built-in fridge & freezer, and granite working surfaces.

Study/Bedroom 5

3.73m x 3.55m (12' 3" x 11' 8")
With window to the front aspect.

Utility

2.3m x 4.69m (7' 7" x 15' 5")
With window to front aspect, external personal door to side aspect, matching units to the kitchen, space and plumbing for washing machine and tumble dryer, cupboard housing pressurised hot water system and ample storage.
Door to:

Cloakroom

From the main reception hall stairs leads to:

FIRST FLOOR

Landing

Master Bedroom

4.68m x 3.77m (15' 4" x 12' 4")
With window to rear aspect.
Door to:

En-Suite

2.417m x 3.257m (7' 11" x 10' 8")
With skylight, rolled bath with shower over, vanity wash hand basin and low level WC.

Bedroom 2

3.56m x 3.73m (11' 8" x 12' 3")
Window to front aspect.

Bedroom 3

3.55m x 3.3m (11' 8" x 10' 10")
With window to rear aspect.

Bedroom 4

3.74m x 2.74m (12' 3" x 9' 0")
Window to front aspect.

Bathroom

2.118m x 3.492m (6' 11" x 11' 5")
Comprising panelled bath, shower over, vanity wash hand basin, low flush WC, ladder radiator and London brick tiled walls.

AT A GLANCE

SPECIFICATION

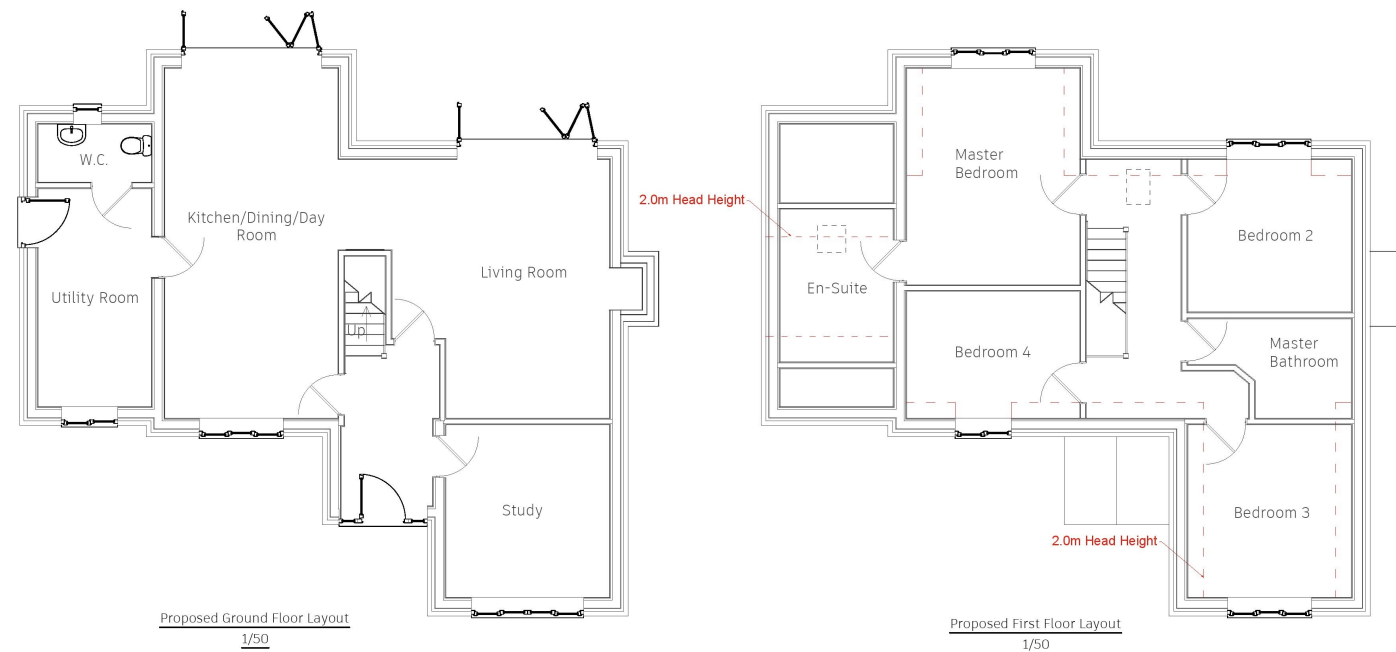
Stunning Architect designed homes
Air source heat pump
Underfloor heating
Stylish brickwork finish
Aluminium bi-fold doors
Log burning stove
En-suite bedroom
Separate utility room
EV car charger

INTERNAL

Grant Aeron3 heat pump
210 litre hot water cylinder
Zoned underfloor heating
Smart controller
Radiators to first floor
Carpet and LVT flooring
Separate utility room
Downstairs cloak room

OUTSIDE

Spacious sandstone patio area



Permeable gravel driveway with gravel retention matting

Single garage

EV car charger

Individual Klargest private treatment plant (foul drainage)

Secure cycle store within garage

WARRANTY

10 year Warranty

AGENTS NOTE

The developer has the right to change or amend any specifications if necessary.
Plans/images/video are for representational purposes only.
All site viewings are strictly through Stooke, Hill and Walshe 01432 343477.
Unauthorised entry onto this site is strictly prohibited at all times.



At a glance...

- ✓ Hall 2.1m x 3.52m (6' 11" x 11' 7")
- ✓ Living Room 5.78m x 4.69m (19' 0" x 15' 5")
- ✓ Kitchen/Dining/Day Room 3.76m x 7.56m (12' 4" x 24' 10")
- ✓ Study 3.73m x 3.55m (12' 3" x 11' 8")
- ✓ Utility 2.3m x 4.69m (7' 7" x 15' 5")
- ✓ Master Bedroom 4.68m x 3.77m (15' 4" x 12' 4")
- ✓ En-Suite 2.417m x 3.257m (7' 11" x 10' 8")
- Bedroom 2. 3.56m x 3.73m (11' 8" x 12' 3")
- Bedroom 3. 3.55m x 3.3m (11' 8" x 10' 10")
- Bathroom 2.118m x 3.492m (6' 11" x 11' 5")
- Bedroom 4. 3.74m x 2.74m (12' 3" x 9' 0")

And there's more...

- ✓ 10 Year Warranty
- ✓ Commutable area
- ✓ Good size accommodation and garden
- ✓ Garage