



St Michael's Grove

Brampton Abbotts
Herefordshire
HR9 7FX

St Michael's Grove, Brampton Abbots, Herefordshire HR9 7FX

Brampton Abbots is a highly favoured village which lies in the Wye Valley in an Area of Outstanding Natural Beauty, just two miles north of the popular market town of Ross on Wye and within a mile of both the historic River Wye and the M50 motorway.

The major centres of Hereford (15 miles), Gloucester (18 miles), Cheltenham (24 miles), Worcester (30 miles), Birmingham (60 miles) and Cardiff (48 miles) are all accessible and there is a direct train from Gloucester to London Paddington (1 hr 45 mins).

Within the village there is an active community and facilities including a bus service, village hall, church, nursery school and primary school.

Ross on Wye has a wide range of local shops, supermarkets and restaurants along with numerous recreational facilities including a swimming pool, tennis club, rowing club, rugby and football teams and two 18 hole golf courses. There is an excellent secondary school and local independent schools are also within easy reach, such as Habberdashers Monmouth (13 miles), King's School Gloucester (18 miles) and Hereford Cathedral School (15 miles).



Multi award winning **Cape Homes** is an established housebuilding company with over 25 years' experience in the residential housing market.

Based in Cheltenham, the company operates throughout the Cotswolds and Herefordshire. Development types range in style and size, and have included apartment blocks, bungalows, small housing sites, stone cottages, executive homes and exclusive housing developments.

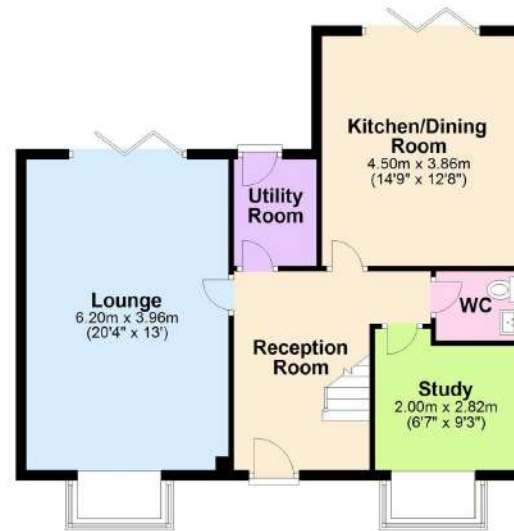
Having built hundreds of new homes over the years, **Cape Homes** have also completed a similar number of conversion projects. A number of these have been recognised for excellence by the local planning authorities and have received prestigious awards.

Cape Homes work closely with a team of highly trusted local consultants with a wealth of experience. Their ethos is one of excellence to create beautiful homes that people will enjoy living within.

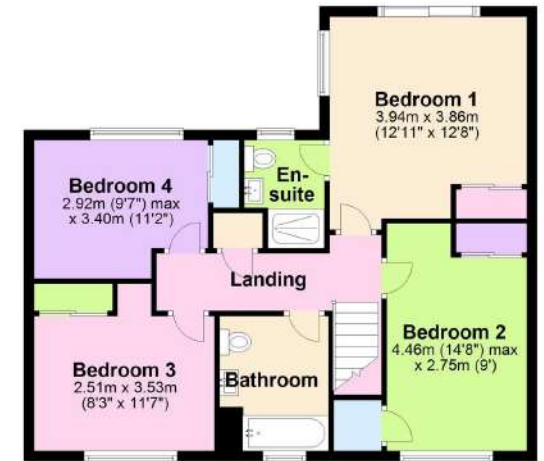


The Foy

Ground Floor
Approx. 70.0 sq. metres (753.8 sq. feet)



First Floor
Approx. 68.4 sq. metres (735.7 sq. feet)



The Foy

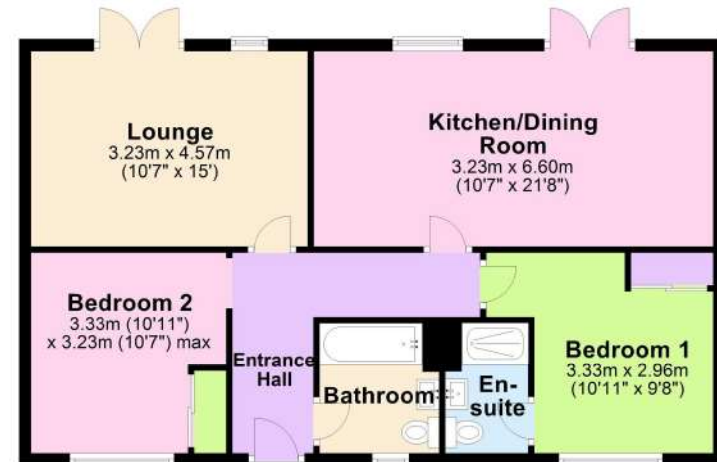
Total area: approx. 138.4 sq. metres (1489.6 sq. feet)

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



The Wilton

Ground Floor
Approx. 75.0 sq. metres (807.1 sq. feet)



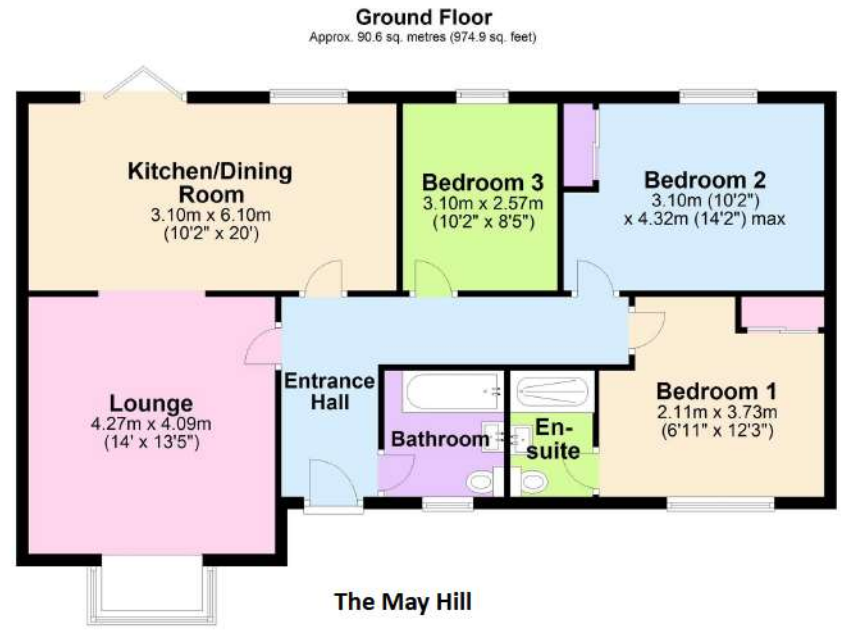
Total area: approx. 75.0 sq. metres (807.1 sq. feet)

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

The Wilton



The May Hill

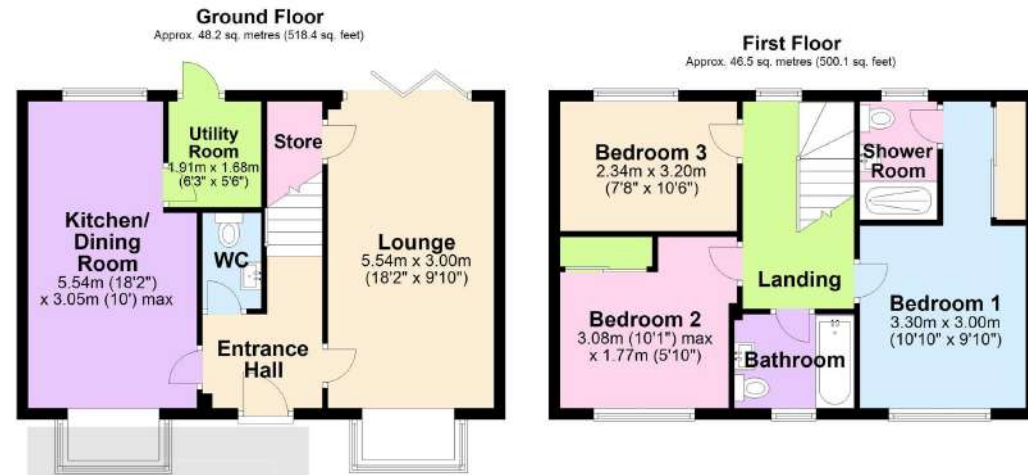


Total area: approx. 90.6 sq. metres (974.9 sq. feet)

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



The Brampton



The Brampton

Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

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

SPECIFICATIONS

Kitchen

- * Shaker style kitchens to bungalows
- * Contemporary kitchens to houses
- * Quartz worktops
- * Satin chrome taps
- * Soft close doors and drawers
- * Neff appliances

Bathroom & En-suites

- * Villeroy & Boch white bathroom suites with chrome fittings
- * Shaver sockets to bathroom and en-suites
- * Chrome heated towel rails to bathrooms and en-suites
- * Contemporary ceramic wall tiles and flooring to bathrooms and en-suites.

Internal Features

- * Luxury vinyl flooring to entrance hallway & kitchen/dining room (& utility to Foy & Brampton)
- * Carpet to bedrooms (& all other rooms to Foy)
- * Built-in wardrobes to the majority of bedrooms

Heating & Plumbing

- * ASHP Heat source
- * UFH to all ground floor areas with digital zonal thermostatic control to the majority of rooms
- * First floor bathroom and en-suites electric UFH with thermostatic control
- * First floor bedrooms thermostatically controlled radiators
- * Unvented hot water cylinders, giving good hot water pressure with ample supply

Electrical & Media

- * Full fibre installation
- * Sky Q enabled
- * White LED downlights to kitchen/dining, living room, bathrooms, en-suites & hallways (& utility to Foy & Brampton) and pendant lighting to bedrooms (& study to Foy)
- * USB charging sockets provided
- * Decorative metal face plates/chrome light switches & sockets to all principal rooms and hallways (& all rooms to Foy & Brampton)
- * Outside lights to front & rear doors
- * Motion sensor lights to exterior of front door

External Features

- * Anthracite grey window frames
- * Aluminium anthracite external doors
- * High thermal rating
- * Contemporary slatted cladding
- * Contemporary anthracite aluminium porch canopies
- * Contemporary galvanised steel guttering and downpipes
- * Electrical vehicle charging point to garages & carports
- * Landscaped gardens
- * Carport/garage to all homes
- * Block paved setts to all front driveways
- * Outside tap
- * Enclosed rear gardens

Communal Areas

- * Forest of Dean chippings to access roads
- * Landscaped communal areas
- * Far reaching views

Additional Information

- * There will be a reservation fee of £2000.
- * What Three Words //: reminder.payer.finishers
- * Each property will benefit from a 10yr New Home Warranty with ICW



St. Michael's Grove

Church Road,
Brampton Abbots,
Ross-on-Wye
HR9 7JD

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.