

Plot 2 The Orchards
Woolhope, HR1 4QT

£375,000



- Two bedroom contemporary luxury detached house • Available to buy off plan • Award winning developer Perfection Homes
- 10 year LABC Warranty • Sought after village of Woolhope

OVERVIEW

An exciting opportunity to purchase 'off plan' a contemporary, luxury two bedroom detached house, which is currently being constructed to a high specification, by the Award winning developer Perfection Homes. The property comprises open plan kitchen/lounge/dining room, designer kitchen, designer bathroom and down stairs cloakroom, under floor heating to ground floor, landscaped garden, patio, block paving driveway and outside lighting. The quintessential village of Woolhope is situated amongst the most beautiful rolling countryside in Herefordshire and offers some most splendid walks, superb public houses and at the nearby village of Fownhope there are further amenities to include private leisure facility, local store and pubs. Commutable to the M50 is only 15 minutes away.

Architect design contemporary stylish homes

Low maintenance design

Aluminium windows and doors in black

Siberian larch pressure treated cladding

Stone feature panels

10 year warranty LABC

Landscape garden by Holly Mead Garden and Design

SPECIFICATIONS

Designer Kitchen

British made kitchen
Samsung and Caple Appliances
Hot tap
Integrated electric oven
Integrated dishwasher
Induction hob
Canopy hood
American fridge/freezer
Granite work surfaces or Composite work surfaces

Bathroom and Cloakroom

Designer vanity units
Designer wall hung toilets - mix of floor and wall hung toilets
Mira showers
Designer baths
Designer taps
Mirror lights
Designer wall and floor coverings

Internal

Air source heating

Myson under floor heating system -ground floor
Radiators on first floor
Ash box feature around windows
Ash skirting architrave
LED lighting
Designer doors and fittings
Designer wardrobes fitted with sliding doors in each bedroom
Hard flooring and carpets fitted throughout
Dimmable lighting in living room/kitchen
Luxury wood burner
American oak and glass stairs
Maintenance free Lindab metal galvanised guttering in silver finish

Outside

Landscaped gardens
Parking
Storage
Outside lighting
Stone patio areas
Permeable block paving driveways

Off Plan Room Measurements

Cloakroom 1.0m x 2.0m (3'3" x 6'7")
Open plan kitchen/dining/living
4.8m x 8.2m (15'8" x 26'9")
Bedroom 1. 4.81m x 2.88m (15'8" x 9'4") into wardrobe
Bedroom 2. 2.73m x 4.81m (8'9" x 15'8") into wardrobe

HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477.
Unauthorised entry onto this site is strictly prohibited at all times.

AGENTS NOTE:

The Developer has the right to change or amend any specifications if necessary

Directions

From Hereford City proceed east onto B4224 Eign Road, after approximately 3.8 miles at Mordiford, turn left by The Moon Inn, towards Haugh woods and Broadmoor common, after approximately 1.9 miles on entering Woolhope the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///guests.stammer.bidder

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

TBC

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

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



FIRST FLOOR PLAN
GIA FLOOR AREA - 39 Sq m - 424 Sq ft



GROUND FLOOR PLAN
GIA FLOOR AREA - 39 Sq m - 424 Sq ft
TOTAL DWELLING GIA FLOOR AREA - 78 Sq m - 848 Sq ft

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.